

HYDE PARK RESTORATION PLAN

COMMUNITY DEVELOPMENT AGENCY
ST. LOUIS, MISSOURI DECEMBER, 1976

Prepared in Cooperation With
The Hyde Park Renovation Effort
The Hyde Park Restoration Group
and
The Mullanphy Improvement Neighborhood Efforts

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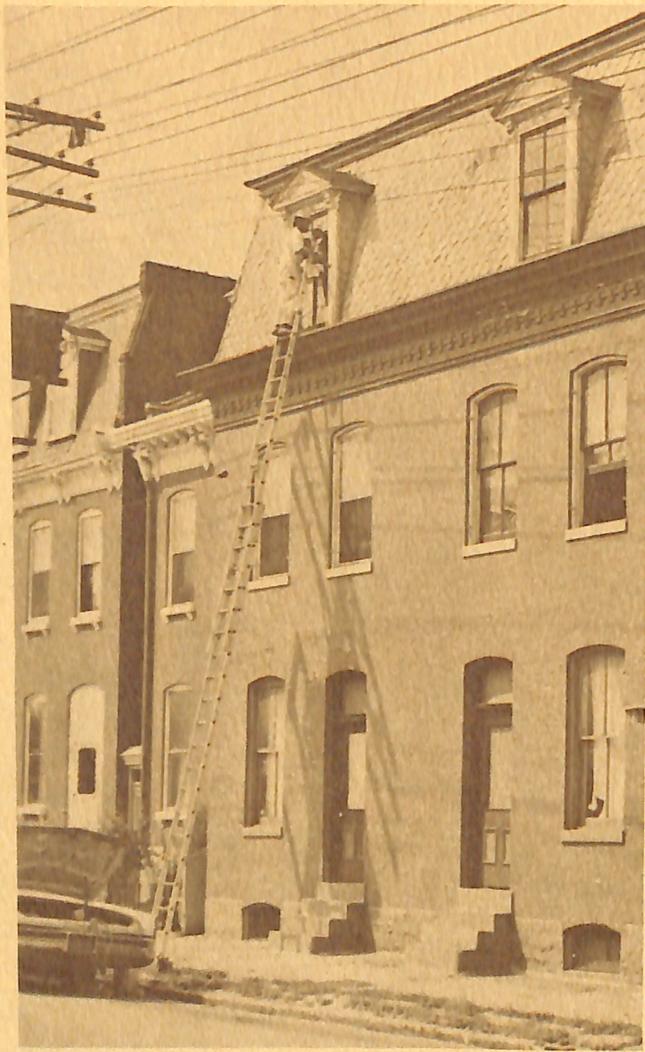
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INTRODUCTION

The St. Louis Development Program, published in June of 1973, suggested the restoration of areas with "distinctive historical, cultural, architectural or visual characteristics". To date, five areas within the City have been designated as historic districts — Lafayette Square, Kingsbury-Washington Terrace, Visitation Park, the Central West End and Soulard. The Hyde Park neighborhood was also recognized as having substantial historical significance and as meriting consideration as a possible historic district. The Community Development Commission has subsequently prepared this Restoration Plan to guide the orderly restoration of Hyde Park so that its architectural and historical heritage can be preserved.

Although many of the structures which provided shelter for early Hyde Park residents still stand and serve as residences for today's city dwellers, some structures have fallen into disrepair or have been demolished. The establishment of this Plan and its implementation is critical so that the remaining neighborhood elements can be saved. At stake is not just the existence of old buildings, but more importantly, the future of the entire neighborhood.

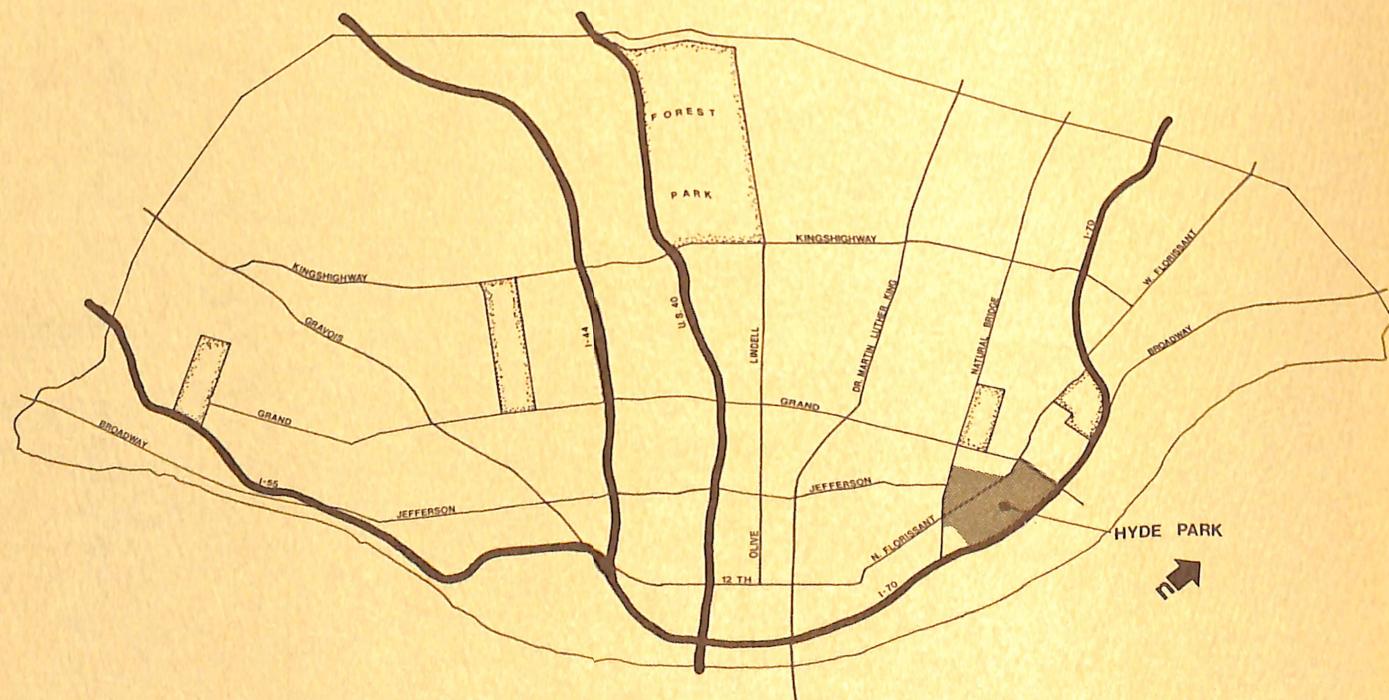
At this time, projects are already being undertaken by concerned citizens to halt the deterioration which has beset the neighborhood in past years. The movement has begun to restore the Hyde Park neighborhood to the thriving community that it once was. This Restoration Plan is intended to assist in this movement by providing a guiding influence for future events in Hyde Park. It has been developed with considerable citizen input and assistance, and much time has been spent in the evolution and review of the Plan. While this Plan does not actually effectuate historic district designation, it does provide the framework whereby an historic district petition could be filed at a later date for a portion of the overall study area.



RESTORATION OF HOMES by private individuals will play a most important role in the revitalization of the neighborhood.

This is desirable, in part, because of an historic district's drawing power on primarily young families who have the capability to restore old, sometimes vacant, houses into bright, attractive living quarters. Without this appeal, older residential areas such as Hyde Park often cannot attract the residents necessary to maintain or revitalize the residential quality. The gradual but inevitable demolition of abandoned homes results as the neighborhood disintegrates over time. Approval of an historic district petition would provide a measure of protection for Hyde Park's significant buildings and assist in retaining the cultural, historic and architectural heritage which is characteristic of the area.

This Hyde Park Plan focuses on the neighborhood bound by Angelrodt-Palm-Natural Bridge, Glasgow-North Florissant, the alley immediately north of Grand and Interstate Highway 70.



HISTORIC RELEVANCE

Hyde Park was developed in the mid-1840's as part of the township of Bremen which originally extended from Dock Street to East Grand and Twentieth Street to the Mississippi River. The early inhabitants of the area were mostly German and Irish immigrants who had left their homelands in search of freedom and new opportunities. Settling in Hyde Park, the newcomers found jobs in local breweries, stockyards, factories, lumber yards, and other nearby industries. The Hyde Park Brewery, Union Stockyards, Krey Packing Company, and Mallinckrodt Chemical Works are a few of the early establishments which provided employment. The recent construction of Interstate 70 has provided a buffer between many of these industries along the Riverfront and the predominantly residential Hyde Park neighborhood to the west.

Absorbed by the City of St. Louis in 1856, the area continued its residential and industrial development. During this time also was a considerable growth of religious activity. Religion played an important part in the lives of early Hyde Park residents and the many churches remaining today testify to this fact. Holy Trinity, Friedens Church of Christ and Bethlehem Lutheran are among the more architecturally and historically significant churches erected. The Bethlehem Lutheran Church, in fact, has already been designated a City landmark.

The major park and namesake of the area, Hyde Park, apparently drew its name from London's Hyde Park. Originally owned by Dr. Bernard G. Farrar, St. Louis' first American-born physician, it was purchased by the City shortly after his death of cholera in 1849. The land was first used for vegetable gardening and later as a beer garden. It formed the terminus of St. Louis' first omnibus line and became a popular gathering place for inhabitants of the City.

Often used for political meetings and patriotic festivities, the Park experienced its most violent moment in 1863 when Union soldiers clashed with Confederate sympathizers at a Fourth of July celebration. The soldiers fired into a crowd of almost 10,000 persons, killing two and wounding six. In contrast to this incident, the Park has retained its tranquility through the years and today provides the solitude and peacefulness reflective of most of its past.



HISTORIC CHARLES NABOR HOUSE built in 1875 is an example of neighborhood housing.

POLICEMEN in early days of Hyde Park.

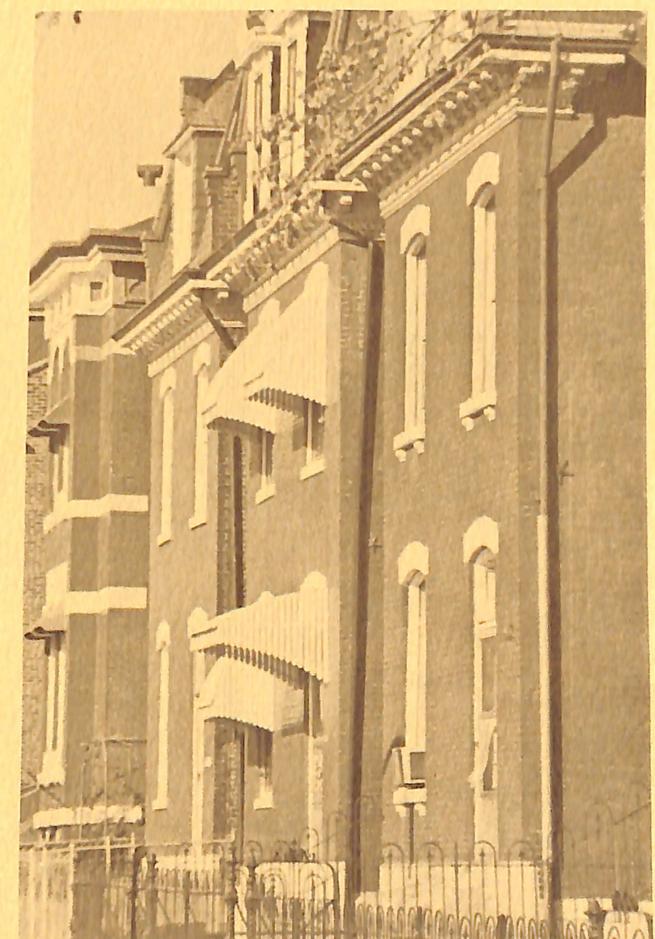






STREET WORK at the turn of the century on Blair Avenue north of Palm Street (opposite page).

THE WILLIAM O. SHANDS HOME (2223 Salisbury Street) built between 1853 and 1859, is one of the oldest and most significant homes in Hyde Park.



OBJECTIVES

The Hyde Park Restoration Plan has as its primary objective the improvement of the residential environment and the revitalization of the entire Hyde Park neighborhood. Its general purpose is to further the welfare of the people in the community by creating a better, more healthful, convenient, efficient and attractive environment. With its many buildings of architectural and historical significance, Hyde Park possesses a natural incentive for preservation.

Some restoration work has already begun and it is hoped that this Plan will assist in providing the stabilization necessary to maintain this initial enthusiasm and ensure the financial investment required to restore the neighborhood. While it would be virtually impossible to restore Hyde Park to the status it held in its most prosperous days, a renewed Hyde Park would offer a residential environment comparable to that found in other high quality residential districts.

EXISTING CONDITIONS

LAND USE

Hyde Park is primarily residential in nature with over three-fifths of its area consisting of residential land uses. The remaining portions of the neighborhood consist of commercial, industrial, public and semi-public activities as well as considerable vacant land. The following chart provides a detailed breakdown of land uses and number of dwelling units in Hyde Park.

	<u>Total No. of Land Uses</u>	<u>No. of Uses Not Occupied</u>	<u>No. of Units</u>	<u>Area in Acres</u>	<u>Percent of District</u>
1. Residential					
Single Family	650	16	650	50.54	21.04
Two Family	735	39	1,470	55.91	23.27
Three & Four Fam.	357	19	1,418	36.87	15.35
Multiple Family	33	4	224	4.77	1.98
Sub-total	<u>1,775</u>	<u>78</u>	<u>3,762</u>	<u>148.09</u>	<u>61.64</u>
2. Commercial	136	25		12.94	5.39
3. Industrial	33	2		19.62	8.17
4. Public	9	-		16.17	6.73
5. Semi-Public	26	1		11.06	4.60
6. Vacant	<u>361</u>	<u>-</u>	<u>32.36</u>	<u>13.47</u>	
Total	2,340	106	3,762	240.24	100.00



THE RESIDENTIAL NATURE of the neighborhood is exemplified by these homes on Farrar Street (above) and Bremen Avenue (below).



SUMMARY OF LAND USE CATEGORIES

1. Single and two family dwelling units comprise over 75% of the housing stock while three and four family units constitute a lesser but still significant 20%. The number of larger multiple family buildings is small but included in this category are some row houses of particular significance. Although some of the earlier buildings were of frame construction, most houses in the area were built of brick, the dominant building material in St. Louis in the latter half of the nineteenth century. These houses are mostly two and three stories in height while homes built after 1900 generally are structures of only one story. The housing stock is characteristic of the middle class residents who originally inhabited Hyde Park and even though the architecture is not always elegant, for the most part it possesses a modest but becoming quality.
2. Commercial activities are widely scattered throughout the neighborhood but there are three main strips — East Grand, Twentieth and Salisbury. Each of these areas declined over the years and, with fewer people to support them, vacancies and demolition have resulted. This same decline has affected other Hyde Park commercial enterprises.
In many cases, the small family business has given way to the larger modern stores which offer a greater variety of goods often at a lesser price. This occurrence, along with a population decline, is largely the reason why commercial uses cannot be adequately supported by the present population.
3. Industrial land uses make up a considerable portion of the area, totalling over 19 acres. The major industrial concentration occurs along North Florissant between Bremen and Palm. Other industrial activities are located throughout the neighborhood in scattered pockets.

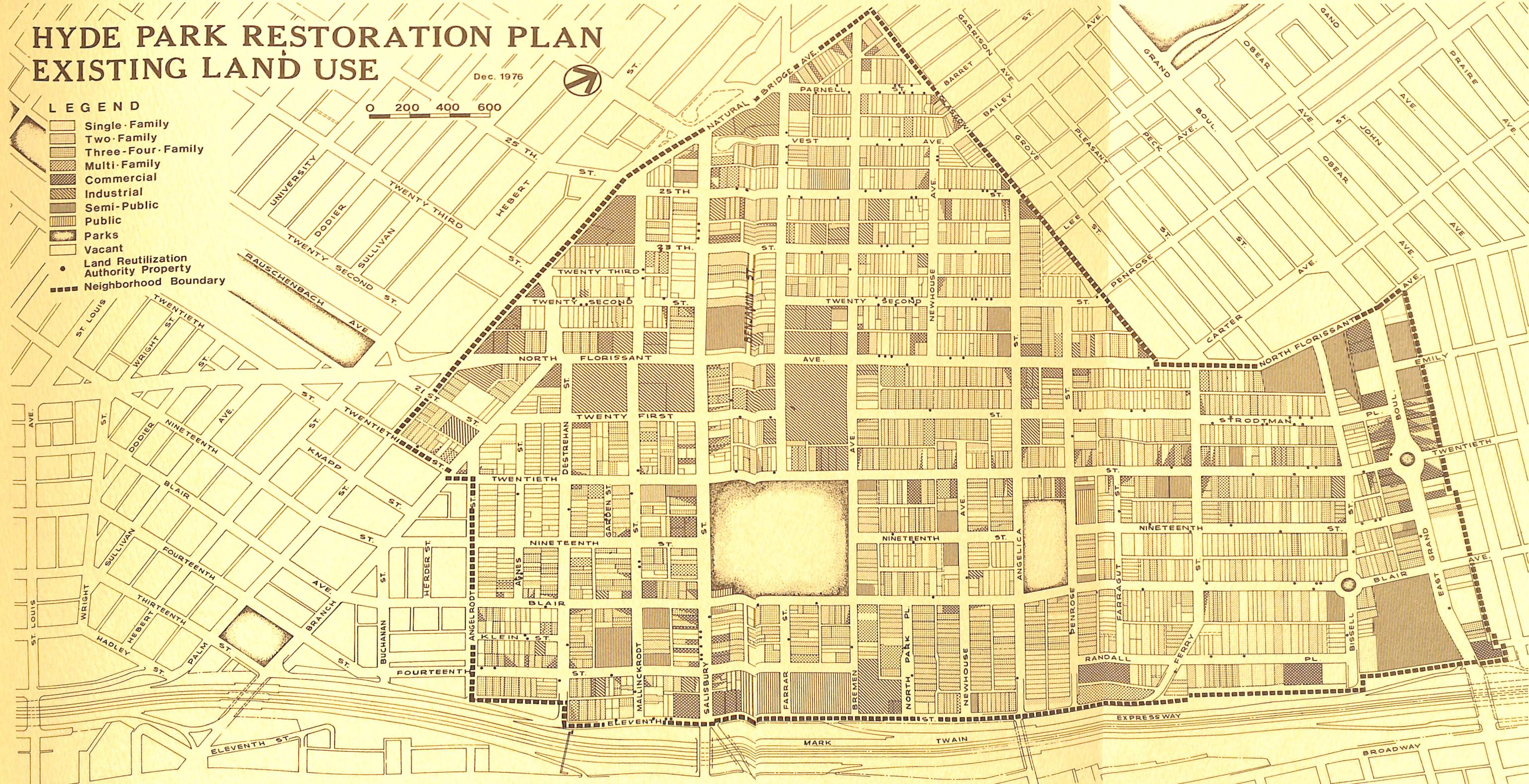
HYDE PARK RESTORATION PLAN

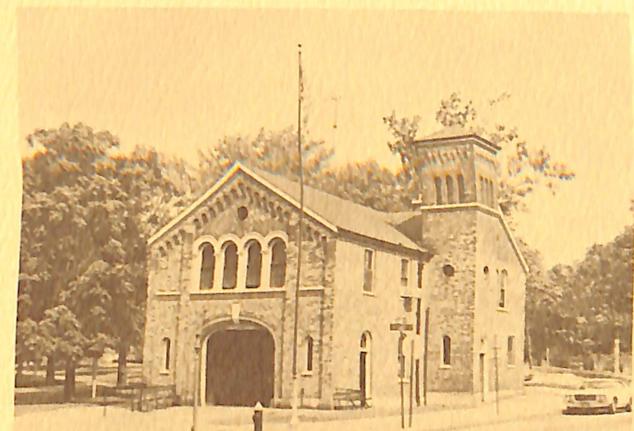
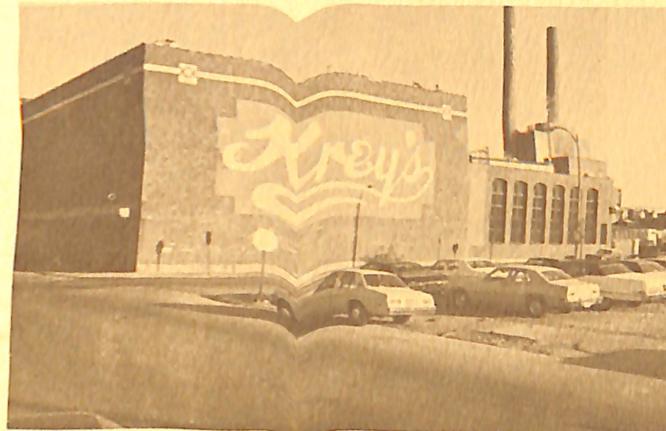
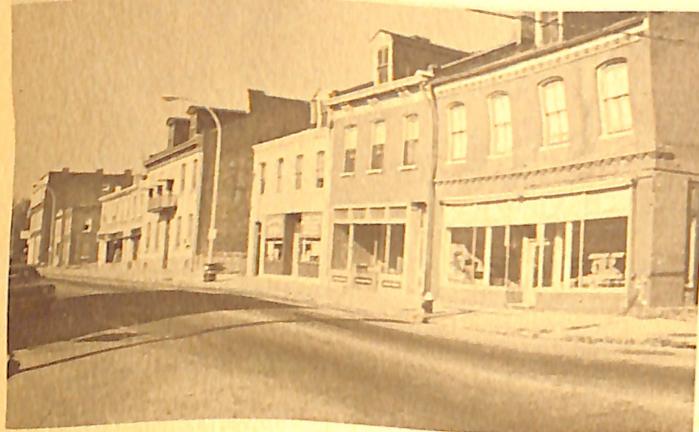
EXISTING LAND USE

Dec. 1976

- LEGEND**
- Single-Family
 - Two-Family
 - Three-Four-Family
 - Multi-Family
 - Commercial
 - Industrial
 - Semi-Public
 - Public
 - Parks
 - Vacant
 - Land Reutilization Authority Property
 - Neighborhood Boundary

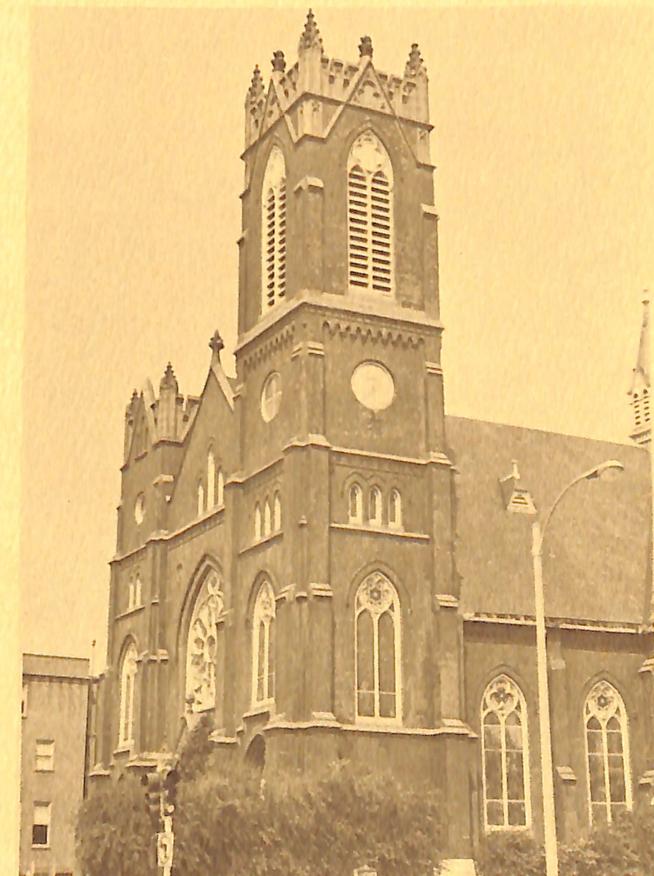
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SALISBURY COMMERCIAL AREA (left); KREY PACKING COMPANY, the main industrial employer (center); ENGINE HOUSE NO. 8 (upper right); BETHLEHEM EVANGELICAL LUTHERAN CHURCH (Salisbury Street and North Florissant) a City landmark (lower right).

4. Public land uses include Hyde and Windsor Parks (Hyde Park accounts for well over half of the total public land within the neighborhood), Clay and Irving elementary schools, the Fifth District Police Station, the Fire House in Hyde Park, the former Divoll Branch Library building, and the Grand and Bissell water towers.
5. Semi-public land uses consist largely of churches, including several of particular architectural and historical significance. Holy Trinity, Bethlehem Evangelical Lutheran, Friedens United Church of Christ, Marcus Evangelical Lutheran, Holy Name, New Shiloh and the New Harmony General Baptist Church are among the larger churches. Numerous storefront churches are scattered throughout the neighborhood in buildings formerly occupied by commercial activities. Another semi-public facility of major importance is the Tower Village geriatric nursing care facility, formerly the Jewish Home for the Aged, located on the southeast corner of East Grand and Blair.
6. Vacant land encompasses 32 acres, second only in area to residential land uses. Most of the vacant land is scattered although some concentrations occur where large scale demolition has taken place. Much of this land is City-owned, having been acquired through the Land Reutilization Authority (LRA). Approximately 147 parcels fall into this category. While the number of vacant lots has been increasing due to continuing demolitions, the restoration movement can provide the impetus necessary to slow and eventually reverse this trend.





NORTH PARK PLACE HOMES of similar construction were built in the 1850's and provide a distinctive uniformity and linearity.

HOUSING AND POPULATION

United States census figures indicate that the 1960 population for the study area was 11,559 while in 1970 this figure had dropped to 10,682. During this same period, the number of dwelling units declined slightly from 4,493 to 4,470. In 1970, the black population within Hyde Park was slightly over 7%, significantly lower than the 1970 City-wide average of 41%. The under 18 and over 62 age segments of the population were approximately 32% and 18% respectively, almost exactly the City averages. The 1970 median income in Hyde Park ranged from \$4000-5999 except for the sector east of North Florissant, between Angelica and East Grand, where the median income was \$6000-7999. The picture then was one of a predominantly white population with somewhat less than average income but with an average share of the City's elderly and young.

Since 1970 an increased trend of deterioration has occurred. The vacancy rate has increased considerably as the process of abandonment gathered momentum. Many residential structures were demolished, reducing the number of housing units to approximately 3,700. This represents a loss of nearly 800 dwelling units since 1970 and almost 200 residential units are now vacant. It is further believed that population has continued to decline so that it now totals about 8,800, a loss of almost 18%.



THESE NORTH PARK PLACE ROW HOUSES provided one of the finest examples of row house construction within the neighborhood. Unfortunately since this photograph, fire damage resulted in the demolition of the three units on the left.

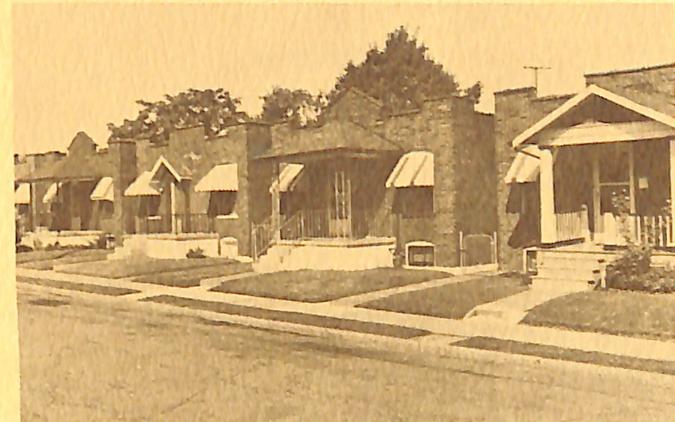
CONDITION OF STRUCTURES

An exterior condition survey of the Hyde Park neighborhood was taken in January of 1976 and updated in November to help determine where physical deterioration is taking place and to what extent it has permeated the neighborhood. The overall results are as follows:

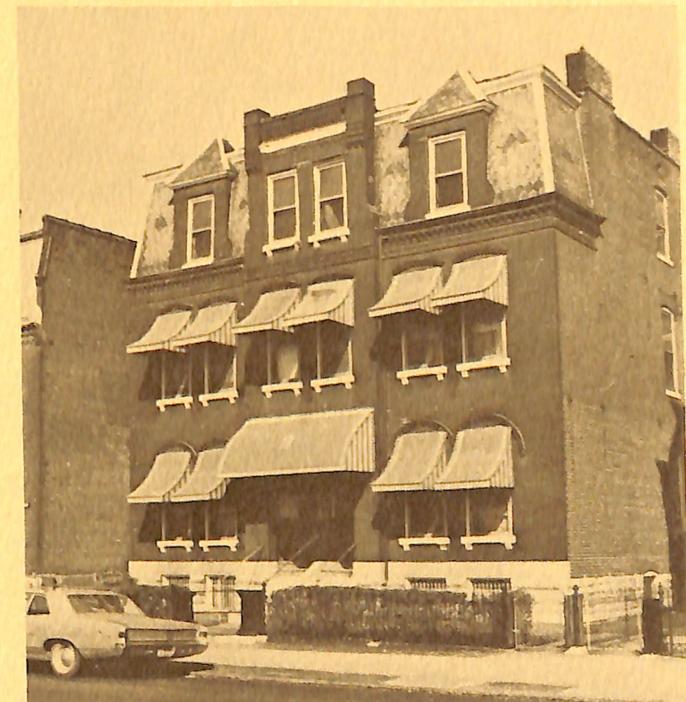
	<u>Number of Structures</u>	<u>Percent</u>
1. Good	388	21.86
2. Fair	1,049	59.10
3. Poor	317	17.86
4. Dilapidated	21	1.18
Total	1,775	100.00

Structures were judged entirely on the basis of exterior appearance and for this reason the survey does not constitute an absolute determination of the worth of individual buildings. However, it is reasonable to expect that exterior conditions are generally reflective of conditions which exist inside the structures and to this extent the survey provides a relatively accurate picture of the overall condition of structures throughout the neighborhood.

Structures rated good are those which are sound from all appearances. They typically require only maintenance of a minor nature, such as work which needs to be done annually. Those rated fair are sound but a number of minor maintenance items have been allowed to build up over the years, thereby causing problems which require more than a minimal effort to rectify.

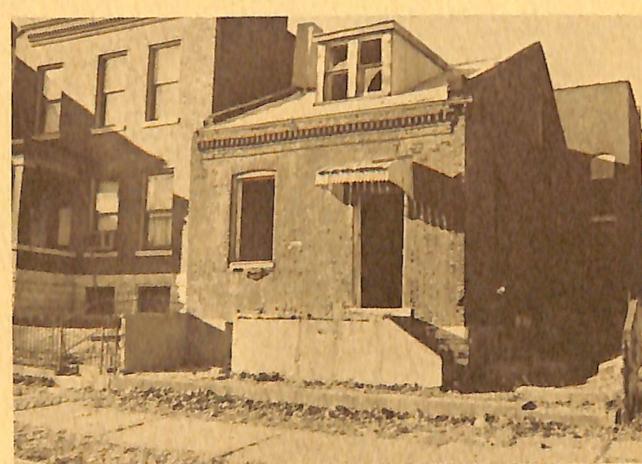


WELL-MAINTAINED HOMES on Agnes Street (above) are in "good" condition and require only regular maintenance while the house on Bremen Avenue (below) needs only minor repairs and is classified as being in "fair" condition.





THE VACANT AND BOARDED structure at Twenty-fifth and Farrar is in "poor" condition but could be restored for residential use.



THIS "DILAPIDATED" STRUCTURE on Farrar Street with a partially collapsed wall is no longer commercially feasible for restoration.

Those buildings considered to be in poor condition are still basically sound but major repairs are necessary to bring them to an acceptable standard. Many buildings in this category are vacant and open. As such they are seriously threatened with demolition unless they can be quickly secured and placed in the hands of someone willing and able to undertake restoration work. The last category, that of dilapidated structures, consists of structures which are in need of such extensive repairs that restoration does not appear feasible. Demolition is all but certain for such buildings. It should be remembered, of course, that the ratings are value judgments. Consequently, there may not always be a clear distinction between two adjacent categories and some overlapping may occur.

Analysis of the building condition map indicates that most structures within the neighborhood are still in overall sound condition. Over 80% of the structures are in good or fair condition. However, a considerable number of poor and dilapidated structures are scattered through the entire area. Vacant land is common as the result of previous demolition. These two facts reflect the physical decline that has occurred in the neighborhood, a trend which can only worsen unless steps are taken to counteract it.

The area west of North Florissant has experienced the most severe problems. Buildings are generally older and a higher percentage of demolition has occurred as opposed to the area east of North Florissant. The following sections illustrate where deterioration is concentrated.

1. Strodtman between Ferry and Bissell. Almost one-quarter of the buildings are poor or dilapidated and there already are eight (8) vacant lots.
2. Twentieth between Ferry and Bissell. Approximately 40% of the structures are poor or dilapidated and there is a sizable number of vacant lots.
3. The commercial area around the East Grand water tower. Many of the buildings are vacant and the poor condition of the structures gives further evidence of deterioration.
4. The commercial area along Salisbury between Eleventh and Blair. As demolition of dilapidated structures is completed, most of the south side of Salisbury will be vacant. There are numerous gaps already existing on the north side.
5. The four block area bound by Mallinckrodt, Salisbury, North Florissant and Natural Bridge. Almost one-half of this section is vacant land and about one-half of the remaining structures are in poor condition.

HYDE PARK RESTORATION PLAN BUILDING CONDITIONS

Dec. 1976



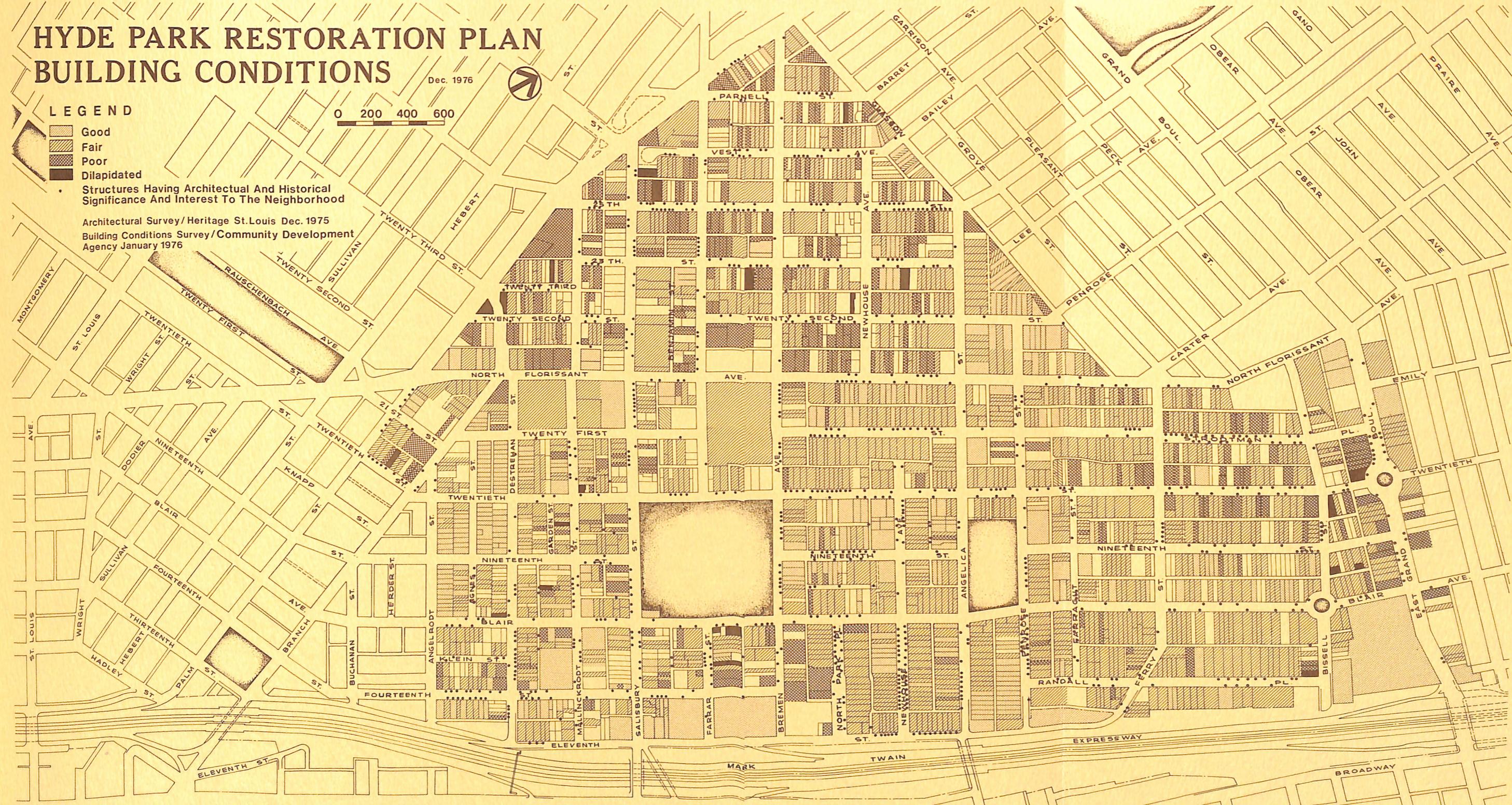
LEGEND

- Good
- Fair
- Poor
- Dilapidated

- Structures Having Architectural And Historical Significance And Interest To The Neighborhood

Architectural Survey / Heritage St. Louis Dec. 1975
Building Conditions Survey / Community Development Agency January 1976

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VISUAL ANALYSIS

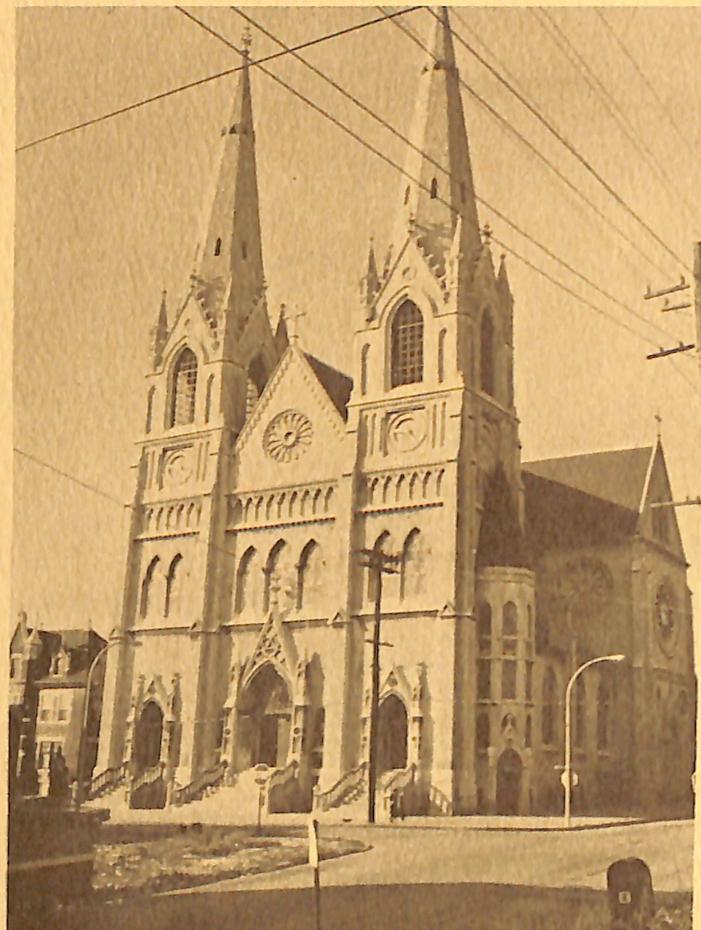
The most visually prominent features of the Hyde Park neighborhood are the Grand and Bissell Water Towers. Built as part of the City's late nineteenth century waterworks system, these two national landmarks provide striking vistas as they are approached from any direction. The Grand Water Tower at Grand and Twentieth is a 154 foot Corinthian column of stuccoed brick on an octagonal stone base which stands in the midst of once thriving but now seriously deteriorating shops. At one time, the tower served as a turn-around point for several City streetcar routes. The Bissell Point Water Tower at Blair and Bissell is a red brick Italian campanile of 195 feet, which is surrounded primarily by residential structures.

Both towers overshadow the namesake for the neighborhood, Hyde Park, which has throughout its history remained the visual focus of the central segment of the neighborhood. The solitude and serenity of the Park provide a pleasant setting for the residential structures which face it.

Various blocks throughout the area exhibit a verticality resulting from the height and closeness of residential structures, although many of the buildings are of a modest nature. Two of the blocks with this pronounced characteristic are North Park Place and Newhouse between Eleventh and Blair.

THE BISSELL WATER TOWER





HOLY TRINITY CHURCH at Fourteenth and Malinckrodt Streets.

Two prominent landmarks with considerable visual impact are the Holy Trinity Catholic Church and the Bissell Mansion. Holy Trinity Church, completed in 1898, is a large limestone structure of late French Gothic revival style. It is among the most architecturally significant churches in the City. With the 120 foot high twin towers of the facade, the church is highly visible to those traveling northward along Interstate 70. The Bissell Mansion, built between 1823 and 1828, may be the oldest intact house remaining in St. Louis. Built atop a hill just west of Interstate 70, the house commands a breathtaking view and can likewise be seen from Interstate 70.

Other landmarks of particular significance include Holy Name Church on East Grand, Bethlehem Evangelical Church at North Florissant and Salisbury, the brick Turner's Hall at Twentieth and Salisbury and the William O. Shands house at Twenty-third and Salisbury.

The two major industrial concentrations in the neighborhood along North Florissant between Destrehan and Salisbury and between Farrar and Bremen provide a major change in scale from the fine grained residential neighborhood. Smaller industrial establishments scattered throughout the area result in minor visual interruptions to the basic residential fabric. The two main commercial areas on Salisbury and on East Grand consist of buildings generally of the same scale as the residences in the area and through restoration and sensitive new construction can once again blend beautifully into the neighborhood.

Interstate 70 is a major barrier which effectively separates the predominantly residential Hyde Park neighborhood from the industrial area to the east. In contrast, though Glasgow Avenue is quite narrow, it too provides a distinct barrier on the west. East Grand is a rather well defined boundary for the northern edge of the neighborhood.

HYDE PARK RESTORATION PLAN

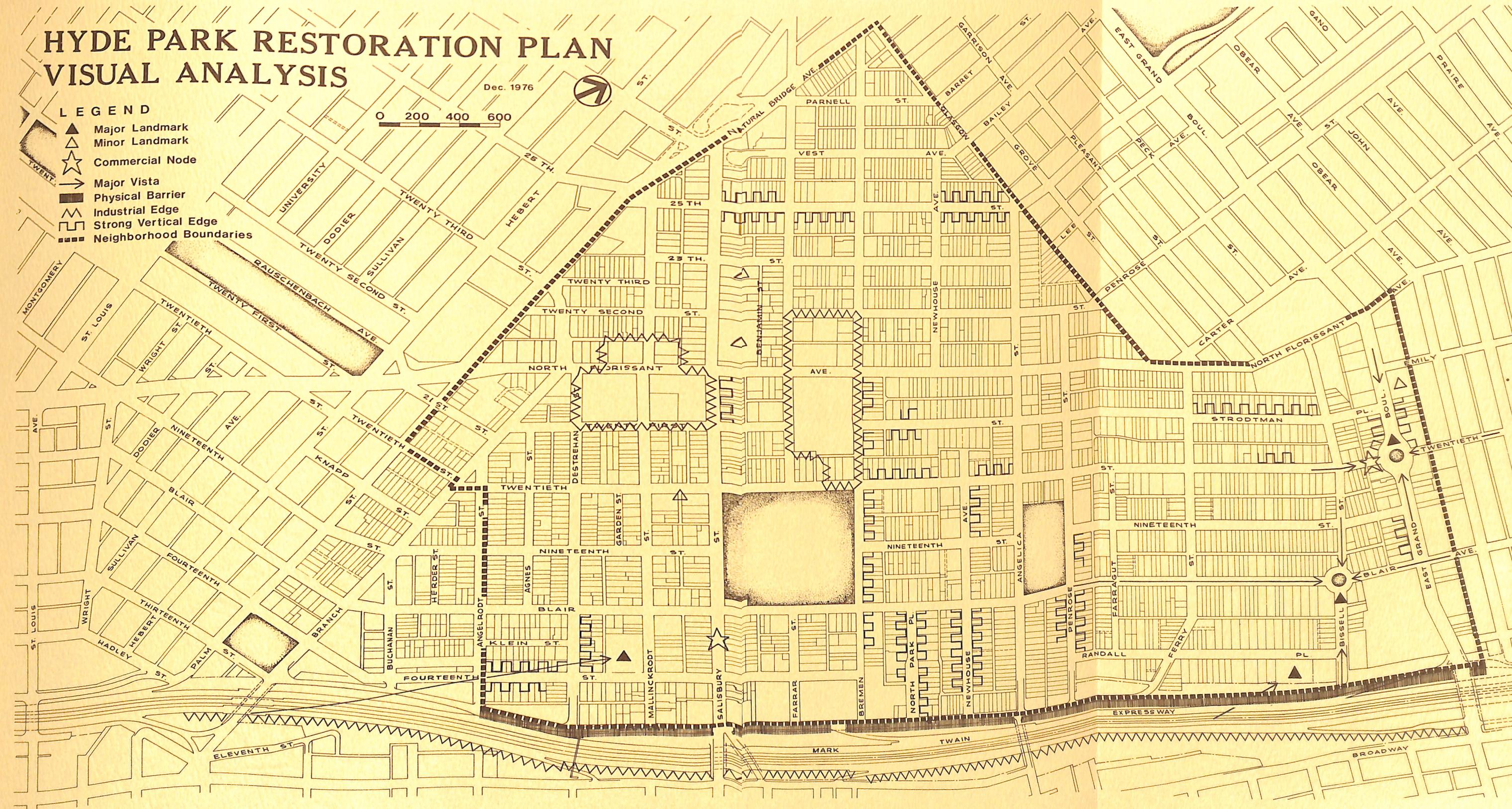
VISUAL ANALYSIS

LEGEND

- ▲ Major Landmark
- △ Minor Landmark
- ★ Commercial Node
- Major Vista
- Physical Barrier
- ▲ Industrial Edge
- Strong Vertical Edge
- Neighborhood Boundaries

Dec. 1976

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COMMUNITY FACILITIES

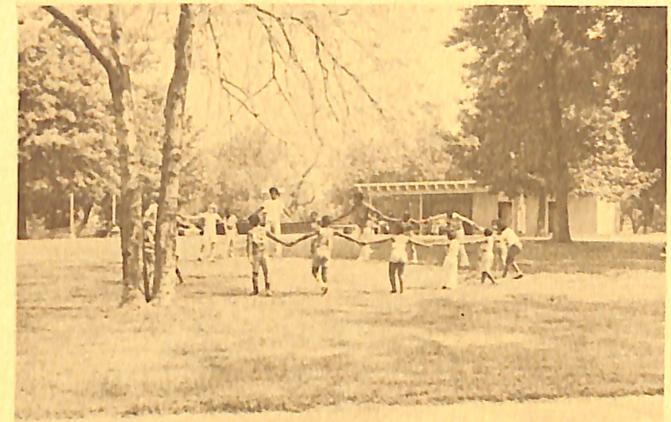
The neighborhood has a wide variety of community facilities which, unfortunately, only partially fill the needs of its residents. The use of Hyde Park is of a passive nature, whereas the active neighborhood recreational space is Windsor Park. Additional active play space is needed to accompany new playground equipment and ball fields while allowing Hyde Park to retain its passive nature.

The Turnverein Hall on Twentieth Street between Salisbury and Mallinckrodt provides one of the few indoor recreational facilities in the neighborhood but it is private and open to members only. Outdoor facilities in addition to parks, include public and parochial school play areas.

Five elementary schools, three of them parochial, provide more than adequate educational facilities for neighborhood children, while two other elementary schools, Eliot and Ames, are located just outside the district. Also nearby is Central High School which provides secondary educational facilities.

Schools Serving the Hyde Park Area

<i>School</i>	<i>Address</i>
Ames	2900 Hadley
Clay	3820 N. Fourteenth
Eliot	4242 Grove
Irving	3829 N. Twenty-Fifth
Holy Trinity	1435 Mallinckrodt
Holy Name	2125 Bissell
Marcus Evangelical Lutheran	4032 N. Twenty-Second
Central	3616 N. Garrison



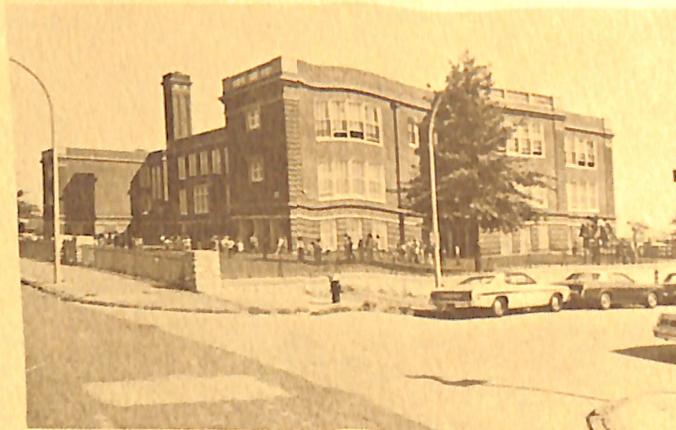
SUMMERTIME ACTIVITIES in Hyde Park

IRVING ELEMENTARY SCHOOL, one of the many schools serving the neighborhood.



CLAY SCHOOL has the largest enrollment of elementary schools within the Hyde Park neighborhood.

THE FORMER DIVOLL LIBRARY (far right) is now largely used as a book depository.



A downward trend in enrollment since 1970 is evident for each of the public elementary schools. The decline in enrollment ranged from just under 25% at Clay school to almost 35% at Irving school. This downward trend can be attributed, in part, to the overall loss of population. However, it appears that the decreasing enrollment may also reflect the transfer of a considerable number of students to parochial schools. In contrast, Central High School enrollment has increased substantially, increasing almost 30% between 1970 and 1975.

PENROSE POLICE STATION at Nineteenth and Penrose Streets.



Public School Enrollment

School	1970-71	1971-72	1972-73	1973-74	1974-75
Ames	583	559	510	443	411
Clay	802	775	707	657	606
Eliot	765	666	610	610	515
Irving	830	732	676	612	542
Central	1169	1124	1189	1369	1519

Other community facilities in the area include the Fifth District police headquarters at Nineteenth and Penrose, the Fire Department Enginehouse #8 situated in the southeast corner of Hyde Park, the former Divoll Branch Library which is now a book depository but could be returned to library use, and the Tower Village facility providing geriatric nursing care to neighborhood residents and non-residents alike.



TRUCK TRAFFIC is a definite concern in some sections of the neighborhood.

TRAFFIC PATTERNS

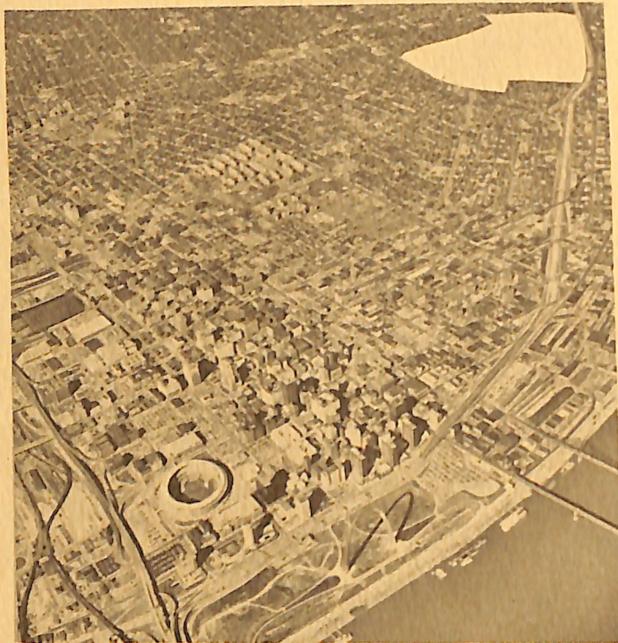
Some existing traffic patterns conflict with the predominant ~~ly~~ residential nature of Hyde Park while the industrial elements are not very well served by ~~primary~~ streets. The difficulty often stems from the areas mixed land use character. Truck ~~tra~~ffic generates congestion, noise, pollution and deteriorates streets not meant to carry such loads as well as posing safety hazards because the trucks serving existing industries are not always provided good through routes to minimize such conflicts. Some non-resident vehicular traffic also filters through residential streets to avoid congestion on major streets.

Major arterial and collector streets include East Grand, North Florissant, Salisbury, Palm, Natural Bridge and Branch. Along with Interstate 70 on the eastern edge of the area, these streets form a network which tend to route traffic around rather than through the neighborhood.

The exception is Salisbury Street which carries a large number of trucks and automobiles and is a major source of congestion. Traffic emanates from Interstate 70, the McKinley Bridge, and the industrial area east of Interstate 70 to converge onto Salisbury -

TRAFFIC CONGESTION is especially heavy at the Eleventh and Salisbury intersection during morning and evening rush hours.

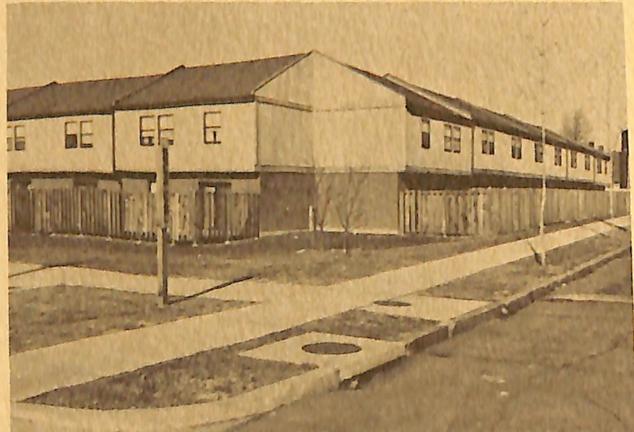




DOWNTOWN'S PROXIMITY to Hyde Park (shown in white – upper right corner) is a definite asset in attracting new residents to the neighborhood.

MURPHY BLAIR COMMONS, attractive subsidized housing south of the Hyde Park neighborhood.

THE NORTH RIVERFRONT, just east of Hyde Park, is heavily industrialized and provides numerous job opportunities.



AREA INFLUENCES

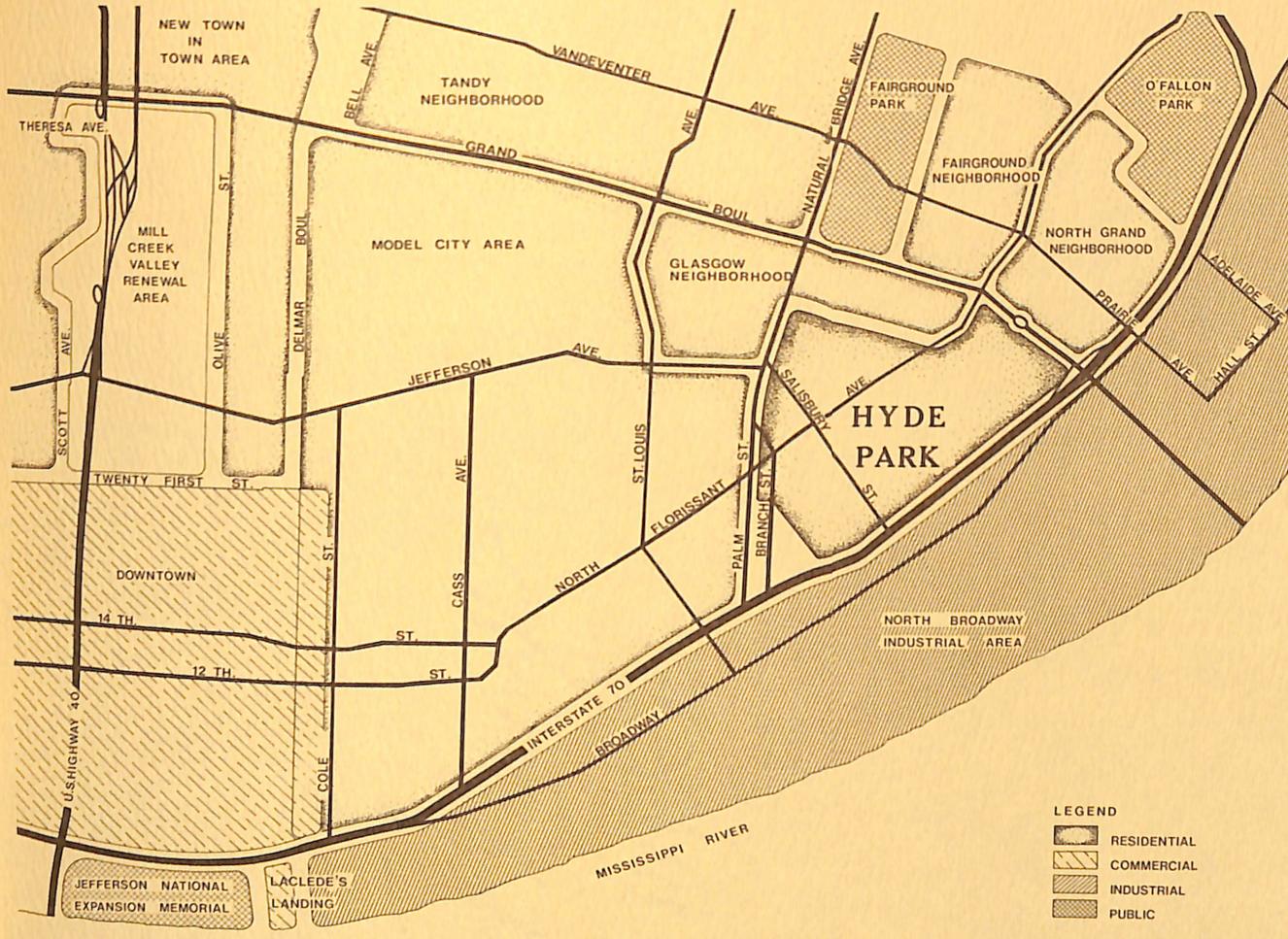
Hyde Park is affected to a considerable extent by the areas which surround it. Its nearness to Downtown St. Louis is a factor which may play an important part in its eventual resurgence. Only minutes away by expressway, Downtown provides the job opportunities, commercial activities, and entertainment facilities needed to attract new families to Hyde Park.

The north riverfront industrial district immediately to the east includes Mallinckrodt Chemical Works and Bremen Bank (two old establishments there which have long provided employment for neighborhood residents), as well as other employment sources.

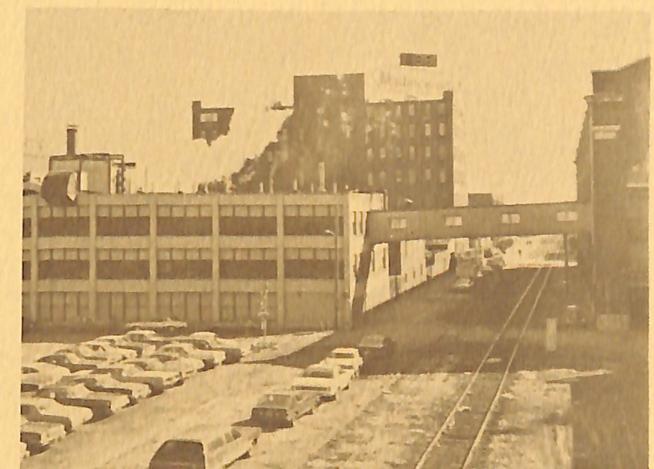
To the south of Hyde Park is Murphy-Blair, once part of the Model City Program. It has undergone considerable deterioration in recent years and requires extensive rehabilitation and reconstruction.

Also on the borders of Hyde Park are the predominantly residential sections of Glasgow Fairground and North Grand. They too have declined but contain pockets of housing which are still in quite good condition.





LONG-TIME ESTABLISHMENTS still serving Hyde Park residents include Bremen Bank and Mallinckrodt Chemical Company.



RESTORATION PLAN

RESIDENTIAL

The Restoration Plan's main objective is to further the welfare of neighborhood residents by producing a better, more healthful, convenient, efficient and attractive environment in which to live. Achieving this goal will require concerted efforts in a variety of distinct areas.

A major effort is needed to upgrade the existing housing stock and stimulate construction of new residential units on vacant sites which would be compatible with the existing structures. The initial step in this process will involve the restoration of significant numbers of individual homes. Only after neighborhood residents have demonstrated the capability of restoring structures throughout the area can there be a real hope of inducing new residential construction.

There are approximately 1775 structures available for residential use. In some instances it may be desirable to reduce the number of units in multi-family buildings in the course of restoration work. This would tend to reduce overcrowding conditions and thereby put less strain on neighborhood resources. Some vacant sites might be used for off-street parking in sections where multi-family units are concentrated. Emphasis should be placed on increasing home ownership. While it is both necessary and desirable to maintain an adequate number of rental units, an increase in the number of owner-occupied units should prove beneficial in the overall revitalization of the neighborhood.



A unique, small home (upper left) could be restored to its original old world charm at a minimum cost. Some improvements which might be made to its exterior are listed below. Note that the original design has not been altered. The sketch (lower left) reflects these improvements and is a good example of restoration without the costly expenditures required in today's new home market.

Redesign chimneys.

Repair or replace wood trim and paint dormer window.

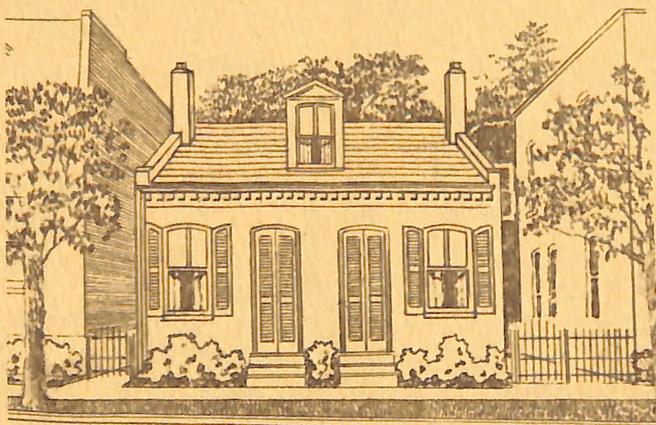
Replace existing rolled roofing with shingles.

Replace and paint gutter and downspout.

Replace wood door shutters and provide new window shutters and paint all wood.

Replace chain link fence and gates with ornamental iron and paint.

Plant shrubs between house and sidewalk. Plant grass and trees between sidewalk and curb.



The three story double flat (upper right) is typical of many dwellings in the area. With a minimum amount of time and money this dwelling could be restored to its original condition. Possible exterior improvements are listed below. The sketch (lower right) reflects the implementation of the improvements and would provide a good investment for an owner-tenant relationship and city living. Such a home could even be converted to a single family residence.

Restore boarded-up dormer window to match existing dormer window.

Install new shingles on roof.

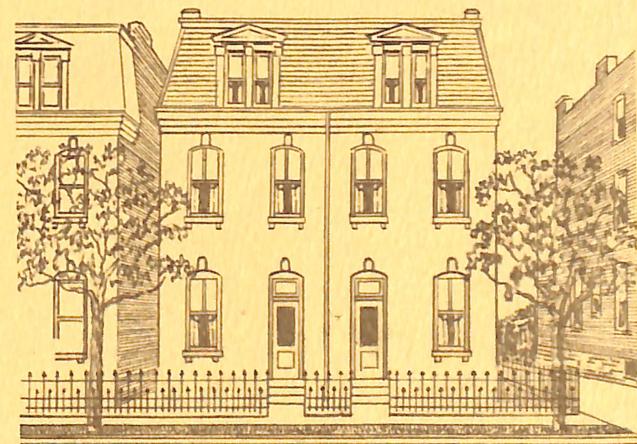
Replace guttering, downspout and wood trim as required and paint.

Replace wood trim, windows and doors as required and paint.

Replace ornamental iron fence as required and paint.

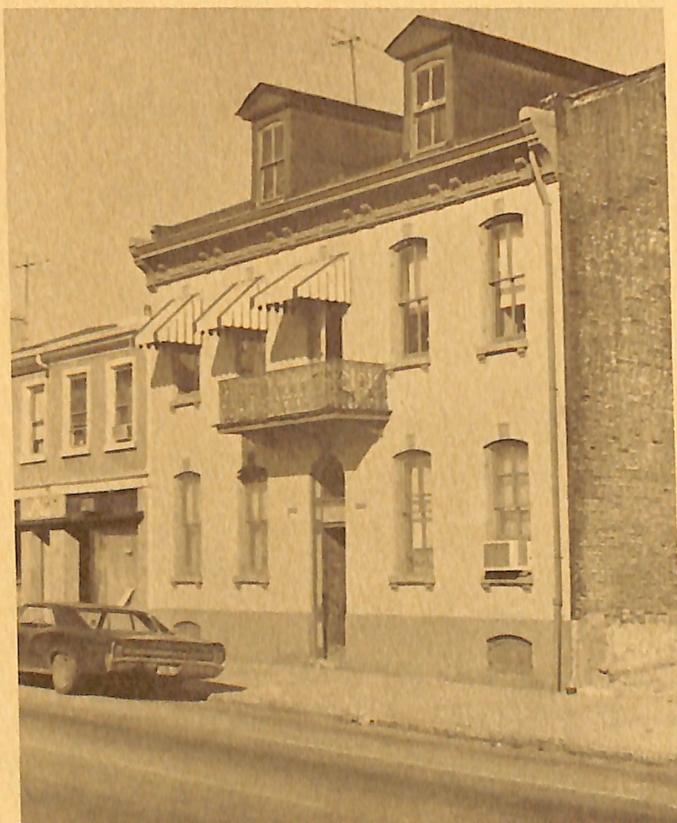
Replace concrete steps as required and paint.

Plant grass and trees between sidewalk and curb.



VACANT LAND (far right) at Twenty-third and Salisbury Streets provides an opportunity for residential development.

WELL-MAINTAINED AND RESTORED HOMES are prerequisites for attracting new development.



After major gains towards rehabilitation have occurred, the market will be better able to substantiate the development of the almost 350 scattered vacant parcels, most of which are suitable for infill housing. Construction on such land would have a major stabilizing effect. It would also alleviate the problems of vacant lots which become dumping places and eyesores. While infill construction in the long term would be desirable on most vacant lots to preserve the integrity of the block faces, in some cases especially where they are narrow, the lots could be conveyed to adjacent property owners for use as side yards. This policy should enhance the value of existing homes and lessen the overcrowding of some sections.

In some areas, decay and demolition has been so widespread that new construction could occur on a larger scale. One such location is the property on the south side of Salisbury Street between 22nd and 25th Streets. Only a few structures remain there and this site would be suitable for a major new residential development. Other large vacant sites available for home building include: (1) the parcels on the eastern side of 19th between Ferry and Bissell; (2) the northwestern corner of the Blair-East Grand intersection; (3) property on the northern side of East Grand, east of Blair toward the middle of the block; (4) property at the southeastern corner of the Blair-Pestrehan intersection; and (5) at the northern end of the block which intersects at 25th and Angelica. All new structures should be designed in harmony with the neighborhood's existing architecture.

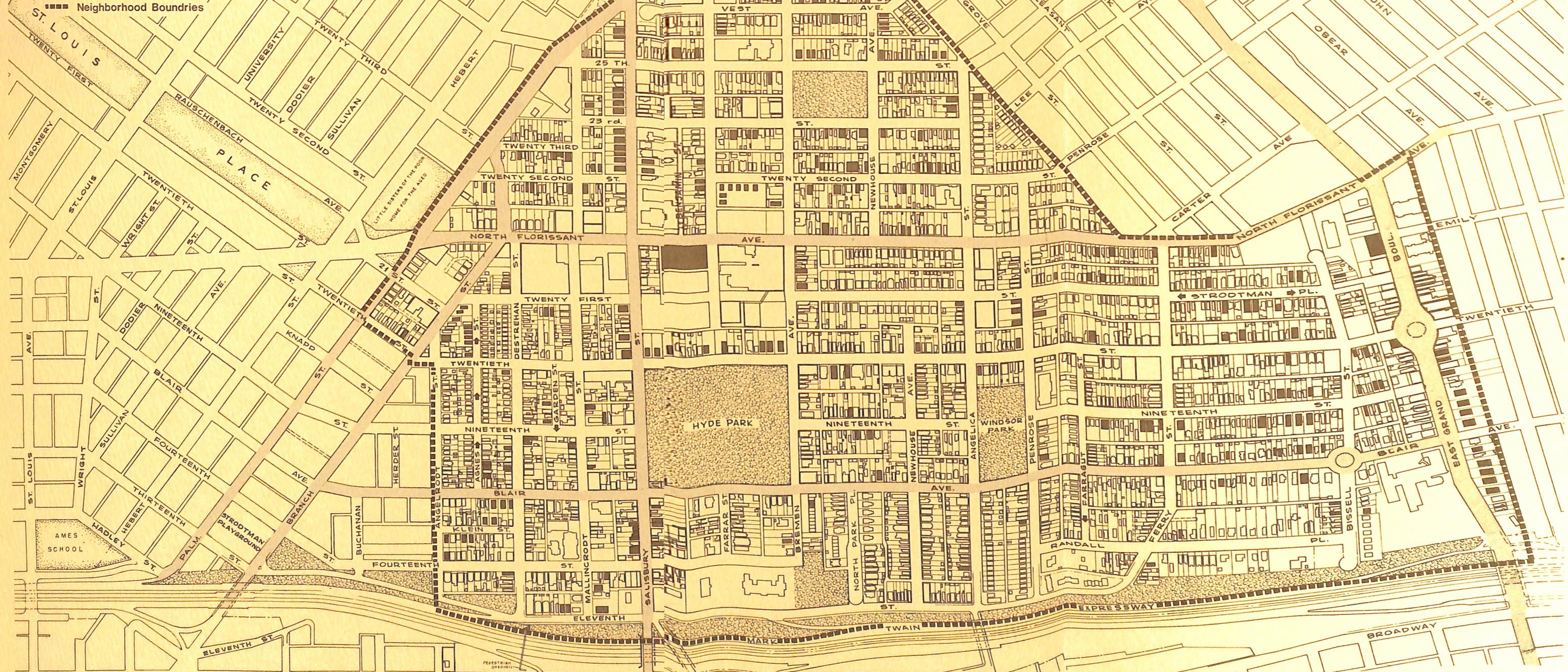
HYDE PARK RESTORATION PLAN

LEGEND

- [Solid black square] New Development Proposed
- [Hatched square] Parks and Open Space
- [Light gray square] Major Streets
- [Dashed line] Neighborhood Boundaries

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UNDERUTILIZED COMMERCIAL STRUCTURES
on Salisbury Street.

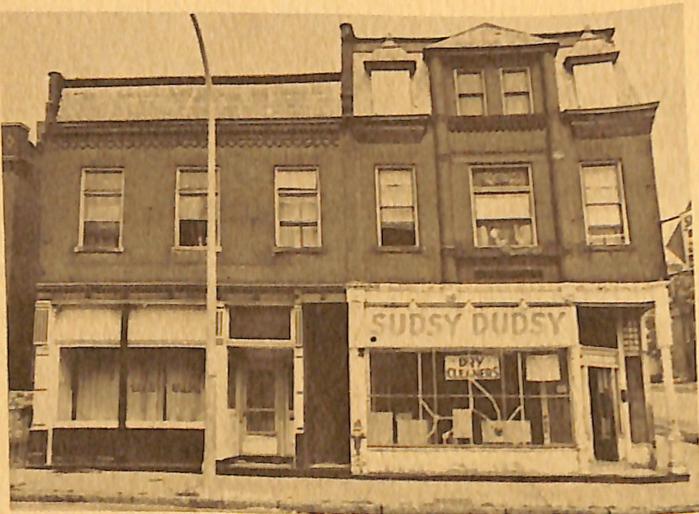
COMMERCIAL USES in the shopping area on Salisbury Street.

COMMERCIAL

Commercial activities have declined in recent years as population loss has continued in the neighborhood. The result has been an ever-growing number of vacant commercial structures. Considerable demolition has occurred in commercial areas leaving unsightly voids which have detrimental effects upon the entire area. Consequently, the Plan suggests the consolidation and concentration of existing commercial uses. This would require the construction of infill buildings, renovation of others and the recycling of some buildings, formerly used commercially.

As the neighborhood stabilizes, the market should support the renovation of two major commercial concentrations — one centering around the East Grand Water Tower and the other along Salisbury Street west of Interstate 70. Both offer the possibility of attractive shops and stores oriented primarily toward the needs of Hyde Park residents. In addition, a small node could exist at Twentieth and Ferry Streets. Commercial structures located elsewhere could either be renovated for small shops or recycled for residential purposes.





The corner commercial activity has long been a vibrant force within a neighborhood and great care should be taken to retain this pattern in a revitalized area. The commercial building shown here has been allowed to deteriorate but is not past "the point of no return". Possible exterior improvements are listed below while the sketch incorporates these improvements and reveals a charm, warmth and human scale that seems to have been lost in most of today's glass, steel and concrete architecture.

Replace and paint all wood trim as required.

Replace mansard roof shingles.

Restore dormer windows in mansard roof.

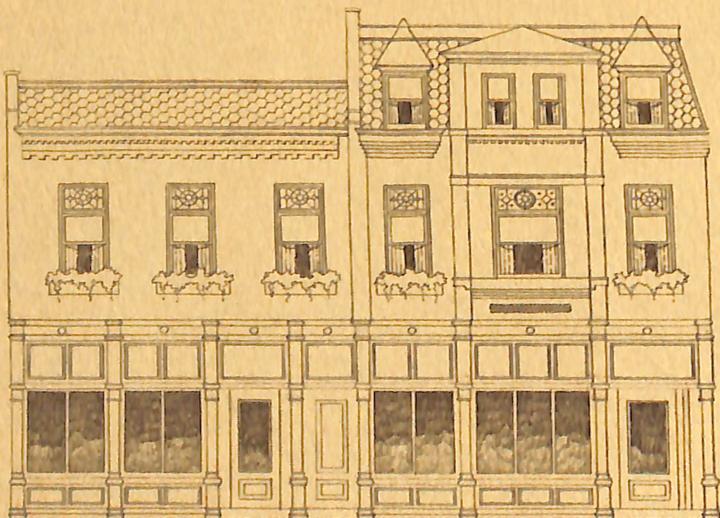
Restore windows on second floor and add stained glass transoms.

Replace stone sills on second floor as required or provide window planting boxes.

Redesign storefront to reflect original concept.

Remove signs on the building.

Provide grass and street trees between sidewalk and curb (not shown on sketch).



This corner commercial building is typical of Hyde Park architecture. The restoration of this type of structure is important in the planning process and cannot be overemphasized. Possible exterior improvements for this building are listed below while the sketch reflects the suggested improvements for the building and the site.

Patch and paint top of mansard roof.

Replace shingles on mansard roof.

Patch, repair and/or replace wood trim, glass, sills, sash, etc., as required on all windows.

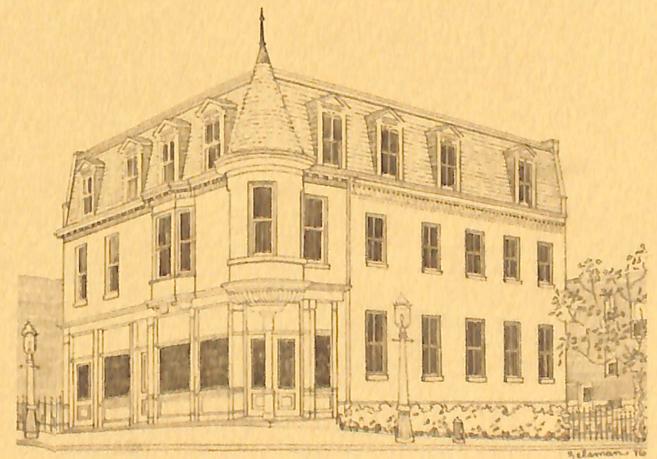
Replace and paint guttering, downspout and wood trim as required.

Redesign storefront to reflect original character.

Restore sidewalk and curb.

Provide landscaping and street trees.

Provide ornamental wrought iron fencing.





UNDERUTILIZED LAND on the southwest corner of Twenty-first and Branch Streets might be redeveloped for a light industrial use as suggested below.

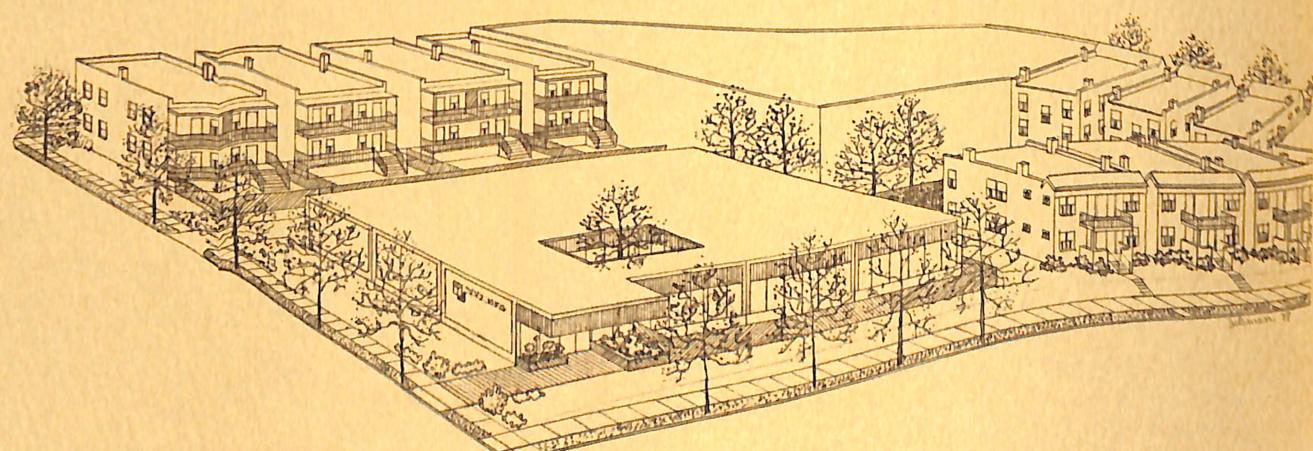
INDUSTRIAL

The numerous industrial facilities interspersed in the residential fabric of the Hyde Park neighborhood have been carefully evaluated. Some are real neighborhood assets. Others have an adverse effect on attracting and keeping residents. The Plan proposes that industrial uses be concentrated in two primary districts at major street intersections. This would provide them with the most direct access to the interstate highways and market sources. Existing industry located outside these concentrations would not be affected but should these plants cease operations or be relocated in the normal course of events, the sites they now occupy should be examined for alternate uses.

New industry is proposed within the light industrial concentration south of the Krey processing plant along North Florissant. While residential use of this site would certainly be acceptable, it is more realistic to plan for light industrial use with access to the adjacent major streets. In addition, should Krey Packing Company require space for expansion, the lot west of Florissant between Farrar and Bremen, now used for parking, might well also be utilized for this purpose.

Scattered existing industry may need to expand in the future. Their expansion needs should be considered individually, taking into account employment, location and relationship to the surrounding area. These industries should to the greatest extent possible, maximize employment opportunities for neighborhood residents.

Proper landscaping and screening as well as good design can often make industrial and commercial activities good neighbors for residential uses. Where industrial uses require more space than is available, the Economic Development Division of the Community Development Agency is available to assist industries in finding suitable sites.



PUBLIC

1. Parks

Hyde Park's passive nature can be maintained with upgrading and rehabilitation of the small play and recreation area in the center and the fishing pond in the northwest corner of the park. No major changes are proposed. Windsor Park requires general renovation, particularly the comfort station. Tennis courts should also be added and the wading pool converted to incorporate a sprinkler system. In addition, the block between Twenty-Third and Twenty-Fifth, Bremen and Newhouse is suitable for use as a new park. Much of the block is already vacant and its proximity to Irving School will ensure heavy usage.

The proposed park (see illustration at bottom of page) would be actively used and would help reduce the deficiency of recreational space in the western portion of the neighborhood. While improvements to existing parks should be made first, work on the proposed park might begin if funds become available. Possible improvements depending on funding availability are listed below.

Picnic area

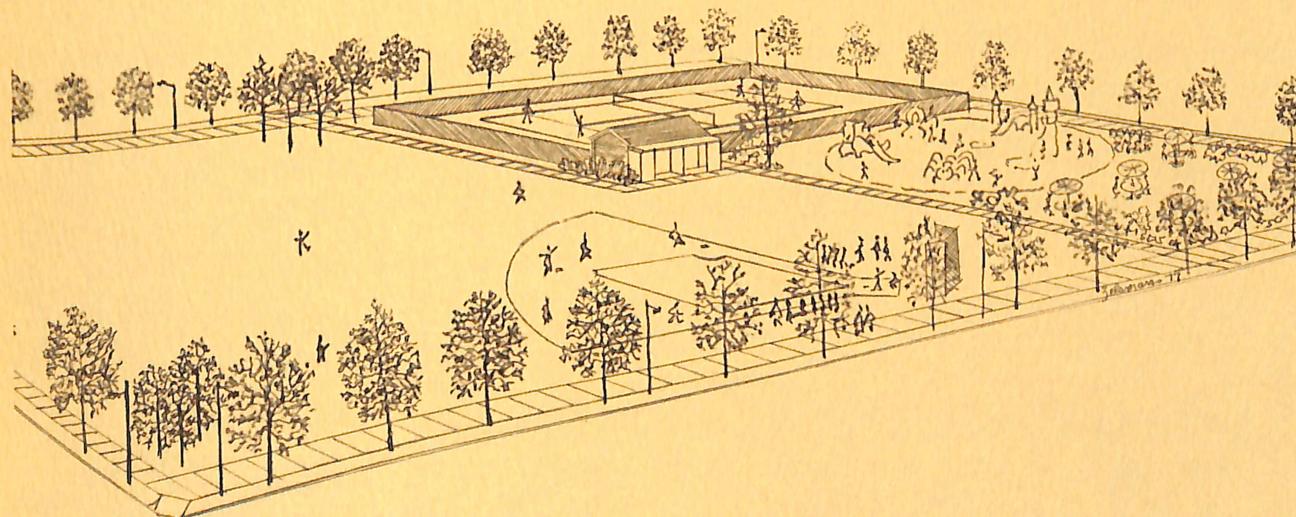
Ballfield

Tennis court

Lighting

Play equipment

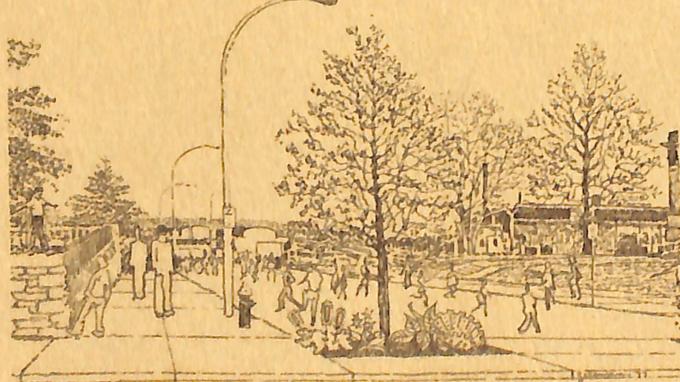
Comfort station



SITE OF PROPOSED PARK at Twenty-fifth and Newhouse.



FARRAR STREET between Eleventh and Fourteenth Streets.



A VACATED FARRAR STREET would allow for much needed play area expansion of Clay School.

2. Schools

Public schools within and just outside of Hyde Park are more than adequate to serve the present and future population. Space for play activities at Clay school, however, is insufficient. As a solution, Farrar Street could be vacated between Eleventh and Fourteenth to allow for more play area. In the long range, Bremen Avenue between Eleventh and Fourteenth could also be vacated and the truck parking area immediately to the north converted to recreational use. In similar fashion, Irving school has very limited play area and the property south of the school to Farrar Street could be utilized to provide additional play area.

3. Library

The former Divoll Branch Library to the south of Clay school (now used as a book depository) should be restored as a library as the population increases. If not, this architecturally significant building should be used in such a manner that its architectural integrity is not altered or diminished.

4. Water Towers

The Grand and Bissell Water Towers must be preserved as treasures of the City's late nineteenth century waterworks system and as the neighborhood's two most visually prominent landmarks. Restoration work has been completed on the Bissell Tower while funds have been appropriated for the maintenance and repair of the Grand Tower. Efforts to provide proper maintenance and upkeep should be continued in the future.

5. Police and Fire Protection

The Fifth District police headquarters at Nineteenth and Penrose and the firehouse in the southeast corner of Hyde Park provide adequate police and fire protection for the neighborhood.



THE TURNVEREIN HALL along Twentieth Street across from Hyde Park.

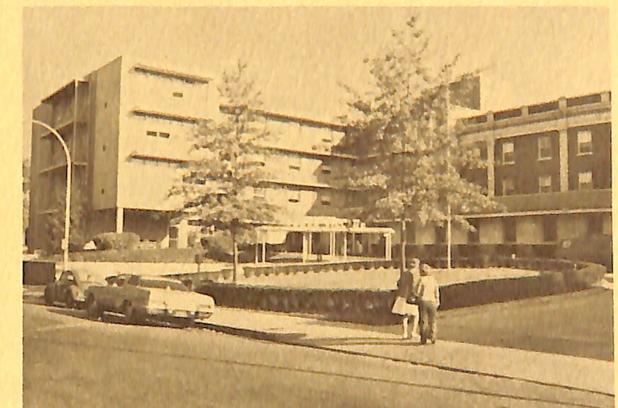
SEMI-PUBLIC

The institutions which can continue to most influence Hyde Park undoubtedly are the churches of the neighborhood. These churches serve as centers of religious guidance and as focal points of community activity. The abundance of church structures makes it possible to recommend that stable storefront churches seek a church facility designed for that purpose, allowing the storefronts to eventually revert back to their original commercial use or be converted for residential use.

The Turnverein Hall at Twentieth and Salisbury is one of the few indoor recreational facilities in the neighborhood. Utilized by the gymnastic society of German origin early in Hyde Park's history, the Hall today is still an asset to the neighborhood.

Tower Village, at Blair and Grand Avenues, a non-sectarian nursing facility, should be encouraged to remain as it provides complete geriatric services for neighborhood residents and non-residents alike. Its presence is a stabilizing factor in the northeastern portion of the neighborhood.

TOWER VILLAGE, formerly the Jewish Home for the Aged.





GARDEN STREET, one of the narrower streets in the neighborhood, would function more effectively with one-way traffic movement.

THE CLOSING OF STRODTMAN PLACE at East Grand would help to reduce the movement of non-local traffic in the northeastern part of the neighborhood.



TRAFFIC PATTERNS

Wherever possible, through traffic should be channeled to the collector and arterial streets of North Florissant, Blair, Branch, Palm, Natural Bridge, East Grand, Salisbury and Eleventh. Changes in the traffic circulation patterns could assist in this effort and ease some of the traffic problems now prevalent in Hyde Park.

One particular problem is the movement of non-residential traffic between Angelica and Salisbury immediately west of Eleventh Street. To alleviate this situation Farrar and Bremen could be vacated between Eleventh and Fourteenth and North Park could be closed with a cul-de-sac at Eleventh. These changes should direct traffic southward along Eleventh to Salisbury and reduce truck traffic on residential streets.

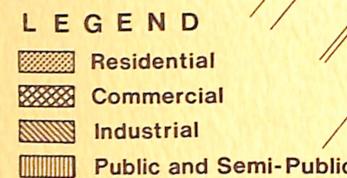
Another concern is in the northern part of the district along East Grand. Speeding and non-local traffic are problems there and the closing of Strodtman and Nineteenth Streets at East Grand would assist in rectifying these problems as well as creating a more cohesive inward oriented area. In conjunction with these changes, Bissell could be closed at North Florissant and cul-de-sacs at the alley to the east while Strodtman Place could be made bi-directional once again. These modifications should improve safety around Holy Name School and allow for easier movement between the school and its play area. Other street changes could include the closing of Farrar at Twentieth to reduce truck traffic around Hyde Park and the vacating of Farrar and Bremen between Fourteenth and Eleventh to allow for the expansion of Clay School.

Two narrow streets, presently bi-directional, would function more effectively as one-way streets. Garden Street is proposed to become one-way eastbound while Agnes Street would be one-way westbound. Parragut Street, between Blair and Randall, is also proposed for one-way eastbound. Bissell Street terminates just east of I-70 and could be cul-de-sacked to provide easier turning movements for vehicles. All street closings and cul-de-sacs would, of course, be designed in such a manner as to insure adequate access for emergency vehicles.

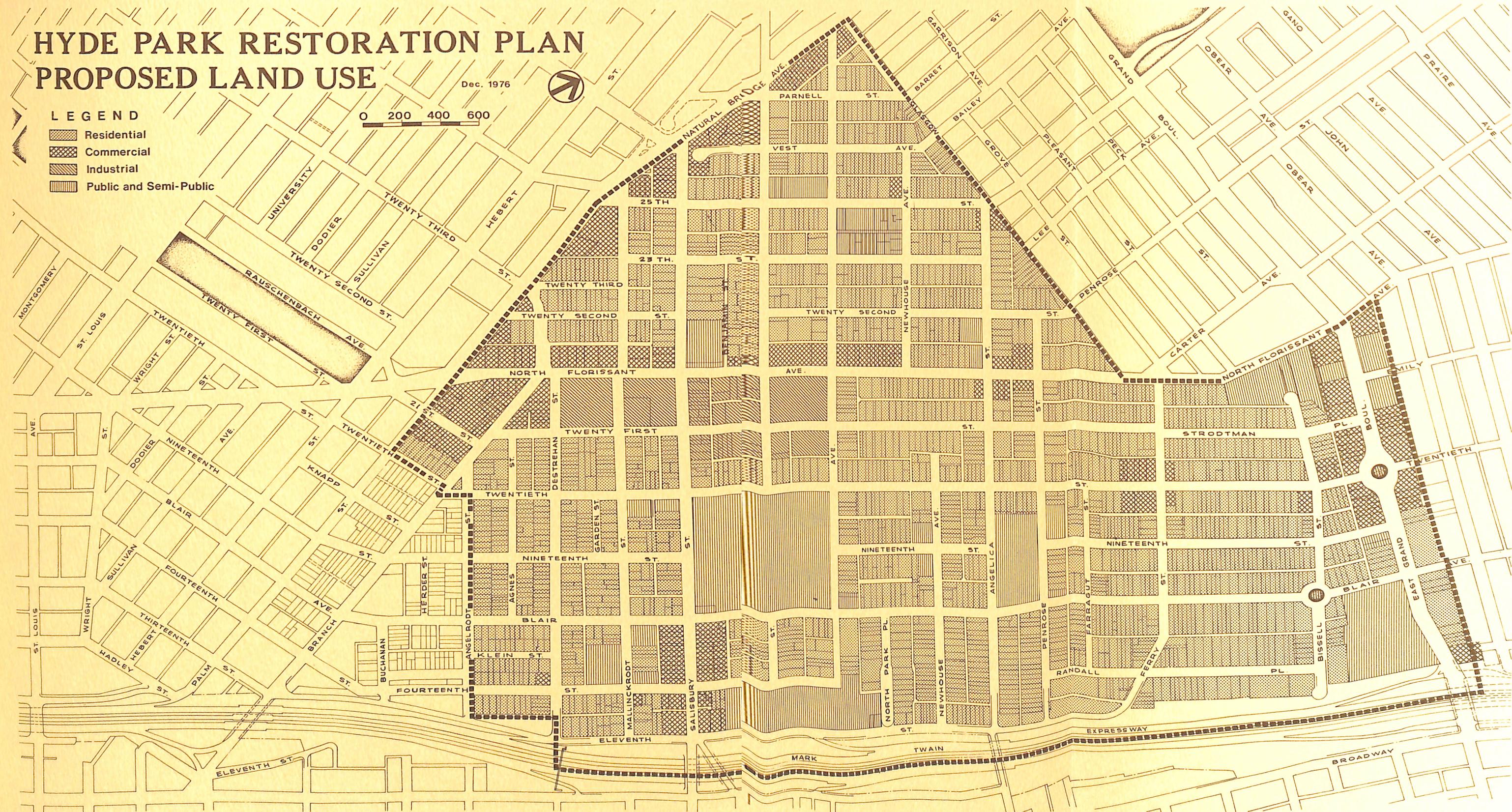
The North-South Distributor (I-755) has previously been proposed to link Interstate 44 with Interstate 70. Although there is no definite commitment to construct the highway at this time, there is the possibility that the highway may be built along the neighborhood's southeast corner. Generally, the area south of Buchanan and east of Nineteenth would be affected, if construction were to occur. This land tends to be industrial in character except for the Strodtman playground. This playground at the edge of the Hyde Park neighborhood, does not really serve the neighborhood as a whole, but should be preserved during the interim period.

HYDE PARK RESTORATION PLAN PROPOSED LAND USE

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IMPLEMENTATION

This Plan has evolved at a deliberate pace over the past year in a step by step procedure which has attempted to encourage maximum citizen participation. Neighborhood residents have had the opportunity to make their views known regarding virtually every aspect of the Plan. Their concerns and ideas for the betterment of Hyde Park are incorporated into the Plan to the fullest extent possible.

Throughout this process, it has been the responsibility of the Community Development Agency to collect the necessary background material, evaluate conditions, and assist in the formulation of the Plan itself. This Plan, as developed, is consistent with the general long range goals set forth in the Interim Comprehensive Plan of the City.

It is, of course, by no means meant to be a rigid, static document. Instead, it is meant to be a benchmark or guide against which future ideas can be measured. Such ideas, after consideration, may result in the alteration of some elements of the Plan. Nevertheless, the validity of the Plan and the basic concept of revitalization of the neighborhood will remain intact.

The responsibility for implementation of the Plan falls in three general areas: (1) Public — responsible for the governmental regulations and expenditures necessary to accommodate the Plan; (2) Neighborhood — responsible for the collective efforts necessary to promote and expedite items made possible through legislation; and (3) Private — responsible for the individual construction and restoration efforts.



THIS VACANT HOUSE AT TWENTY-FIFTH AND SALISBURY offers an excellent opportunity for restoration.

CITIZEN INVOLVEMENT through numerous neighborhood and block meetings led to the evolution of this Restoration Plan.

It is through the private sector that most of the physical improvements will be accomplished. Restoration of individual homes and new construction must occur in this manner. Public funds can be used to support individual efforts but it should be realized that even massive doses of public monies would not be sufficient to revitalize the neighborhood if private efforts are not encouraged on a large scale. Public expenditures for street repairs, tree planting, sanitation, selected demolition and park improvements can stimulate private efforts to the point whereby sufficient confidence will be restored in the neighborhood to attract large scale restoration efforts, new construction and new residents.



HYDE PARK RESTORATION PLAN PHYSICAL IMPROVEMENT



LEGEND

- Street Modification
 - Primary Street Resurfacing
 - Secondary Street Resurfacing
 - Traffic Flow Modification

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The map illustrates a residential area with a grid-like street pattern. Key streets include:

- Northwest Quadrant:** DODIER ST., TWENTY THIRD ST., SULLIVAN ST., HEBERT ST.
- North Central:** Rauschenbach ST., TWENTY SECOND ST., TWENTY FIRST ST., AVE., WRIGHT ST., DODIER ST., NINETEENTH AVE., TWENTIETH ST., KNAPP ST., HERDER ST., ANGEL ROAD, KLEIN ST., BLAIR ST., MALLINCKRODT ST.
- South Central:** ELEVENTH ST., PALM ST., BRANCH ST., BUCHANAN ST., FOURTEENTH ST., HADLEY ST., PALM ST., ELEVENTH ST.
- Southwest Quadrant:** ST. LOUIS ST., WRIGHT ST., DODIER ST., NINETEENTH AVE., TWENTIETH ST., BLAIR ST., SULLIVAN ST., FOURTEENTH ST., HEBERT ST., PALM ST., ELEVENTH ST.
- East Central:** NORTH FLORISSANT ST., TWENTY FIRST ST., DESTREHAN ST., GARDEN ST., ELEVENTH ST.

Properties are distinguished by shading patterns:

- Shaded Areas:** A large hatched area covers the northern part of the map, roughly bounded by DODIER ST. to the west, TWENTY THIRD ST. to the east, and ELEVENTH ST. to the south. Another hatched area is located near the intersection of NORTH FLORISSANT ST. and TWENTY FIRST ST.
- Outline Shaded Areas:** Several properties are outlined with dashed lines, indicating specific lots or parcels.

This historical map illustrates a residential area in St. Louis, Missouri, featuring a complex network of streets and several proposed or ongoing developments.

Proposed Park: A rectangular area labeled "PROPOSED PARK" is located in the upper left quadrant, bounded by Twenty-Second Street to the west, Newhouse Avenue to the north, and Benjamin Street to the east. It is surrounded by a dashed-line boundary.

Play Area Expansion: To the west of the proposed park, a rectangular area is labeled "PLAY AREA EXPANSION".

Hyde Park Improvements: A large, irregularly shaped area labeled "HYDE PARK IMPROVEMENTS" is located in the lower left quadrant, bounded by Bremen Street to the west, Twentieth Street to the north, and Farragut Street to the east. It is surrounded by a dashed-line boundary.

Windsor Park Improvements: A rectangular area labeled "WINDSOR PARK IMPROVEMENTS" is located in the center bottom, bounded by Nineteenth Street to the north, Angelica Street to the south, Penrose Street to the west, and Farragut Street to the east. It is surrounded by a dashed-line boundary.

Infrastructure Projects:

- NATURAL BRIDGE AVE.:** A dashed-line road running diagonally from the top left towards the center.
- EXPRESSWAY:** A major highway running horizontally across the bottom of the map, labeled "EXPRESSWAY".
- BROADWAY:** A major street running vertically along the bottom right edge.
- GRAND AVENUE:** A major street running diagonally from the bottom right towards the top left.
- STRODTMAN:** A street name located near the center, with arrows pointing towards the proposed park and the expressway.
- MARK:** A street name located at the bottom left corner.
- TWAIN:** A street name located at the bottom center.
- EXTRACTION:** A label indicating a mining operation in the lower left area.

Key Streets and Areas:

- GARRISON ST., BARRET AVE., BAILEY AVE., GROVE AVE., PLEASANT ST., DECK AVE., BOUL.:** Streets and avenues forming the grid in the upper central and eastern areas.
- GRAND AVE., O'BEAR AVE., JOHN AVE., PRAIRE AVE., GANO AVE.:** Streets and avenues forming the grid in the upper right and southern areas.
- TH. ST., ST. FARRAR, BENJAMIN ST., TWENTY SECOND AVE., NEWHOUSE AVE., ST.:** Streets and avenues forming the grid in the upper left and center.
- EMILY AVE., NORTH FLORISSANT AVE., CARTER AVE., BOURGEOIS AVE., ST.:** Streets and avenues forming the grid in the lower right and center.
- ANGELICA ST., NINETEENTH ST., BREMEN ST., FARRAGUT ST., RANDALL ST., FERRY PL., BISSELL ST., EAST GRAND AVE., BLAIR AVE., ST.:** Streets and avenues forming the grid in the lower center and bottom right.
- SALISBURY ST., MARK ST., TWAIN ST., ST.:** Streets and avenues forming the grid in the lower left and bottom center.

PUBLIC ACTION

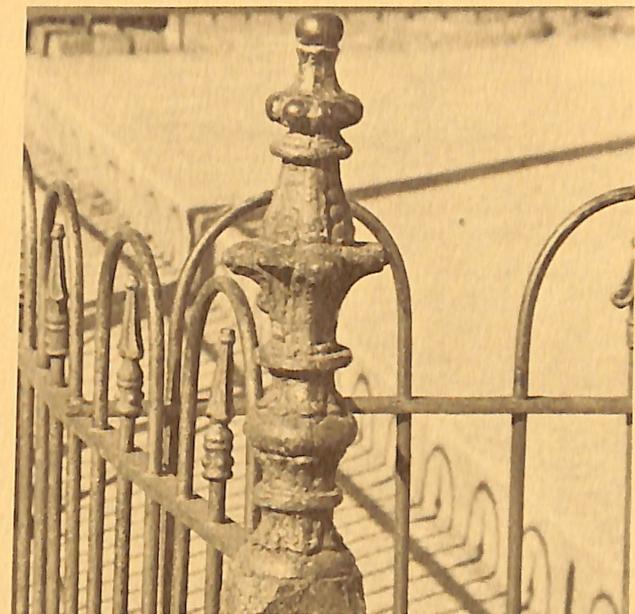
The adoption of this Plan is an important initial step in the revitalization of Hyde Park. It provides a framework which residents can follow in a united and effective manner to strengthen the neighborhood. Adoption of the Plan alone, however, does not assure its success. Much more work will be necessary in the coming years to implement its key elements. Seven categories of public action are recommended for the area.

Historic District Ordinance

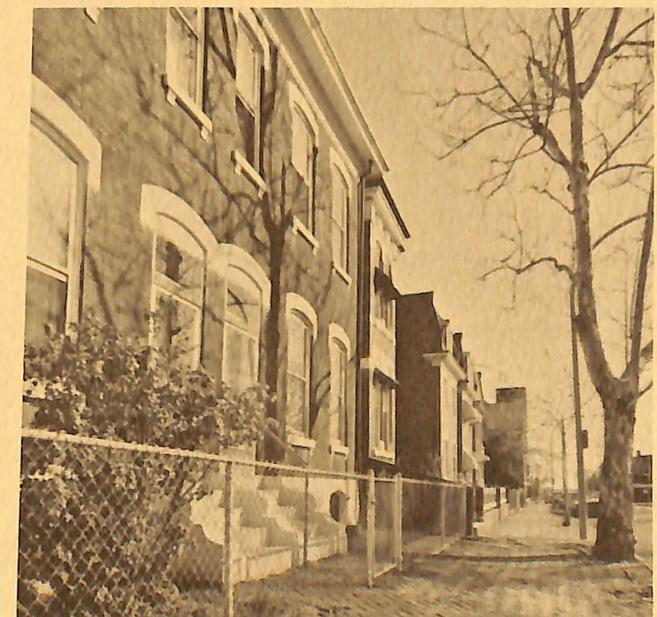
As already mentioned, since February of 1972 when Ordinance 56100 was enacted, five areas within the City have been designated as historic districts. The homes in these districts range from the simplicity of the Soulard structures to the elegance of the Central West End private street homes. Yet residents in all the districts share the common goal of maintaining or recreating viable residential neighborhoods while preserving their historical and architectural character. To this end, future enactment of an historic district designation for a portion of the Hyde Park area would provide these aids:

1. Set standards for new construction and exterior modifications to all existing structures.
2. Encourage restoration of historically and architecturally significant structures where economically feasible.
3. Establish this Plan as the official guide to future land use, zoning and demolition considerations.
4. Establish review, approval and appeal procedures for all of the above to guarantee that development proceeds in accordance with the established use, construction and restoration standards.

Typically, historic district standards set forth specific guidelines pertaining to such items as building facades, setbacks, height, scale, material, color and texture. These guidelines apply to new construction as well as existing structures on which exterior modifications are contemplated. Other items covered by such standards include regulation of signs, street furniture, fences and landscape materials. Administration of the Historic District Ordinance is under the City's Landmarks and Urban Design Commission.



HISTORIC DISTRICT STANDARDS could help preserve the neighborhood while discouraging inconsistent new elements such as chain link fences in front yards.



Demolition and Board-Secure Program

As in other areas of the City, Hyde Park property owners fall into three categories: those who make substantial investments to upgrade their property; those who just maintain the status quo or perhaps let maintenance slide just a bit; those who are reluctant to make investments necessary to maintain their property, thus allowing it to deteriorate and ultimately be abandoned. The City's Demolition and Board-Secure Program has been designed to deal with properties that fall into the latter category. To combat the abandonment problem, the following steps should be taken:

1. Board up buildings as soon as possible after abandonment occurs.
2. Actively market vacant buildings to bring people back to the neighborhood.
3. Quickly demolish structures beyond repair to remove eyesores and diminish the sense of deterioration.

As this program unfolds, neighborhoods such as Hyde Park can be greatly benefitted. While ridding the area of unmarketable buildings, it will preserve the best structures and, through an active marketing program, encourage reoccupancy and restoration of vacant buildings. Such a program obviously requires close cooperation between the public agencies and the neighborhood organizations.

Land Reutilization Authority Property

Considerable property within the neighborhood is owned by the City through the Land Reutilization Authority (LRA). Approximately 217 parcels are LRA owned and of this number 70 parcels contain improvements. LRA property is scattered throughout Hyde Park and not concentrated to the extent that large scale redevelopments would be feasible. Consequently, the following suggestions are made to most effectively utilize LRA property.

1. Hold the majority of vacant lots for eventual infill construction.
2. Sell narrow lots which are not feasible for infill construction to adjacent property owners for side lot usage.
3. Make LRA owned structures available to restorationists at a reasonable and attractive price.



Zoning

Several zoning modifications are proposed for land use changes suggested by the plan. Also proposed are adjustments of the zoning classifications in much of the neighborhood to conform more closely with existing land use patterns. Many of these changes would involve reclassification of land which is presently zoned for local business to residential. This is desirable since much of the land under this classification was either never used commercially or is no longer feasible for local business usage.

Likewise, some commercially zoned land is proposed to be upgraded either for local business or residential use. This action is recommended primarily along North Florissant and East Grand. Changes are recommended in some multi-family zones to less dense residential zoning, as in areas where "C" multiple family property would be upgraded to "B" two family use. Lastly, some industrially zoned land would be upgraded, as in the changing from "J" industrial to "C" residential. In no case is it proposed to downgrade the zoning, as in changing "B" residential to "J" industrial.

It should be kept in mind that these proposals are only a guide for future action. It is not suggested that the total rezoning be accomplished in a short time but only as needed for development or protection of the neighborhood. It is recognized that such rezoning may result in a few non-conforming uses, but this has minimal effect on existing businesses and assures that they are not replaced by facilities which would be detrimental to the nature of the neighborhood.



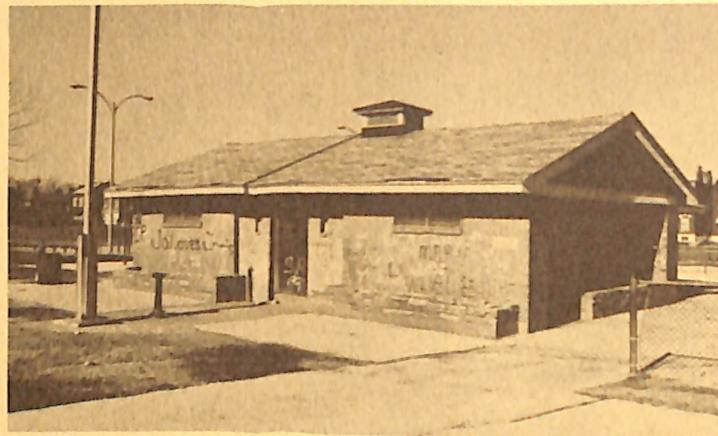
PROPOSED RESIDENTIAL ZONING of property along Twentieth Street just north of Bremen would be more in keeping with the existing land use found there.

RESTORATION OF THIS LRA STRUCTURE in the 1400 block of Destrehan would allow the block face to remain intact with no vacant lots.



COMFORT STATION IN NEED OF REPAIR at Windsor Park.

VACANT LOT appropriate for residential development (far right).



Highway Screening

Interstate 70 constitutes a major physical and visual barrier along the eastern border of Hyde Park and further landscaping in the right-of-way would enhance the visual image of the area and help reduce noise and pollution produced by traffic. It would further strengthen the highway as a buffer between Hyde Park and industry to the east.

Restoration of Parks

Considerable work is required to upgrade and maintain the neighborhood parks and all items suggested in the Restoration Plan could be implemented through the use of a variety of federal programs.

Chapter "353" Development Incentives

Some sections within the neighborhood have suffered such devastation that special efforts will be required to encourage new construction. One possibility is the use of the Chapter 353 Missouri Urban Redevelopment Law which provides tax incentives to developers who build in designated areas. Through this law, developers have the right of eminent domain to acquire property and build a variety of projects. In Hyde Park this law might be used to construct residential units in concentrated areas or to encourage residential rehabilitation.

TREELESS RIGHT-OF-WAY along Interstate 70 which is in need of landscaping.



HYDE PARK RESTORATION PLAN PROPOSED ZONING

Dec. 1976

LEGEND

- 'B' Two Family
- 'C' Multi-Family
- 'F' Local Business
- 'G' Commercial
- 'J' Industrial

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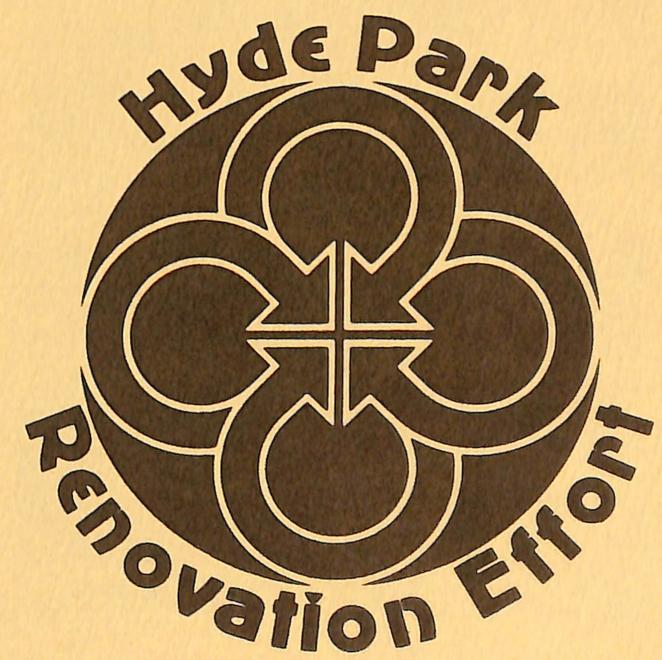


NEIGHBORHOOD ACTION

In virtually every neighborhood there are groups and organizations working towards its betterment. While each group may have a different perspective on how to achieve the best results, they all generally hope to produce a safe, attractive environment in which to live. In Hyde Park, it is essential that the existing organizations (Hyde Park Renovation Effort, Hyde Park Restoration Group, Mullanphy Improvement Neighborhood Efforts) work together and cooperate as fully as possible. Each association must be kept informed of the other's activities so that efforts of one group may be assisted and supported by the others. Cooperation is of the utmost importance if current trends are to be reversed. Among the activities which the neighborhood organizations need to perform are:

1. Maintain lists of all properties available for rent or sale.
2. Encourage and assist private restoration efforts.
3. Guide prospective homeowners in obtaining financial assistance.
4. Sponsor neighborhood activities and house tours to promote fellowship.
5. Keep abreast of any pending legislation which might affect restoration efforts.

HYPRE LOGO symbolizes resources coming from within the neighborhood and returning to it.





OFFICE AND RENTAL UNITS of Bountiful Horizons, Inc., on Fourteenth Street (above).

THE BISSELL MANSION, oldest residential structure in St. Louis.



THE GRIFFITH BUILDING, now undergoing renovation work for commercial use.



Restoration Corporations

Most Hyde Park residents realize that the most effective way to revitalize their neighborhood is to draw upon resources from within rather than outside the community. Although the employment of an outside developer should not be ruled out, it would be preferable to rely primarily upon the strengths of neighborhood people. To this end, three corporations have already been formed. They and their interests are:

1. Bountiful Horizons, Inc. — Purchase and manage residential property to provide well-maintained, low-cost rental units.
2. Grand Bissell Towers, Inc. — Purchase of the Captain Lewis Bissell Mansion and conversion of the first floor to a family style restaurant.
3. Hyde Park Enterprises — Purchase and renovate the old Bethlehem Lutheran School for lease to a food brokerage firm and another small business.

While all three corporations are for profit, any gains realized through their operations are to be reinvested in the neighborhood for future development projects. As encouraging as these operations are, however, much additional assistance will be necessary to broaden revitalization efforts.

Design Features

The architectural quality of much of Hyde Park is quite high and future building modifications and new construction must respect this character. Design standards are always one element of historic district legislation. They help ensure that new construction and restoration work will be compatible with the design of existing buildings. Without effective guidelines, rehabilitation work could occur in a haphazard manner, thereby diminishing the architectural values of the neighborhood. Adherence to the standards will likely necessitate owners to use quality products rather than inappropriate materials. Quality sometimes costs slightly more initially but it usually pays for itself in reducing maintenance costs. Such standards would help Hyde Park compare favorably with the better neighborhoods in the metropolitan area, thus making it an attractive place to live.

Establishing Relocation Procedures

As Hyde Park experiences a general revitalization and restoration efforts gather momentum, there may be some shift in the existing population. While this may certainly be beneficial from the viewpoint of improving the neighborhood, it may also require that at some point the neighborhood organizations should be in a position to assist residents in finding alternate accommodations either within the neighborhood or elsewhere. If relocation becomes necessary as a result of some public action, such as code enforcement activities, it would be handled through the City's Centralized Relocation Agency.

Financing

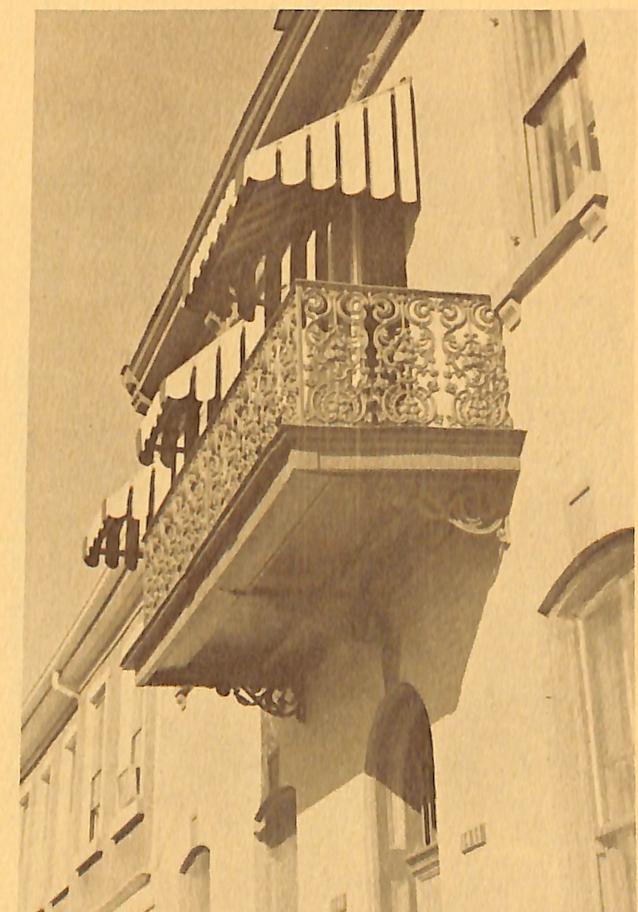
Without adequate financing there can be little hope of successfully restoring the large number of structures necessary to the overall revitalization of the neighborhood. Too often in the past, lending institutions have been unwilling to finance loans in "high risk" areas as Hyde Park. Because financing was not available neighborhood property owners have not been able to make needed improvements. Recently, however, one local financial institution has taken the initiative in opening up loans in Hyde Park. The publication of this Plan will hopefully serve to encourage continued investment in the neighborhood.

The City, through the Community Development Agency, is initiating a home loan guarantee program which could have extremely beneficial effects upon neighborhoods which have suffered from "redlining" in the past. The effort will have two distinct elements – one, a short-term speculative rehabilitation program and the other, a long term home repair and mortgage program. Both elements have been designed to guarantee loans to residents in "high risk" areas who might not otherwise be able to secure loans from private lending institutions.

The short term program is intended to stimulate rehabilitation of residential structures. Neighborhood organizations or individuals sponsored by such organizations are encouraged to purchase, rehabilitate, and then sell residential properties utilizing loans which have been received from local banks and guaranteed by City funds.

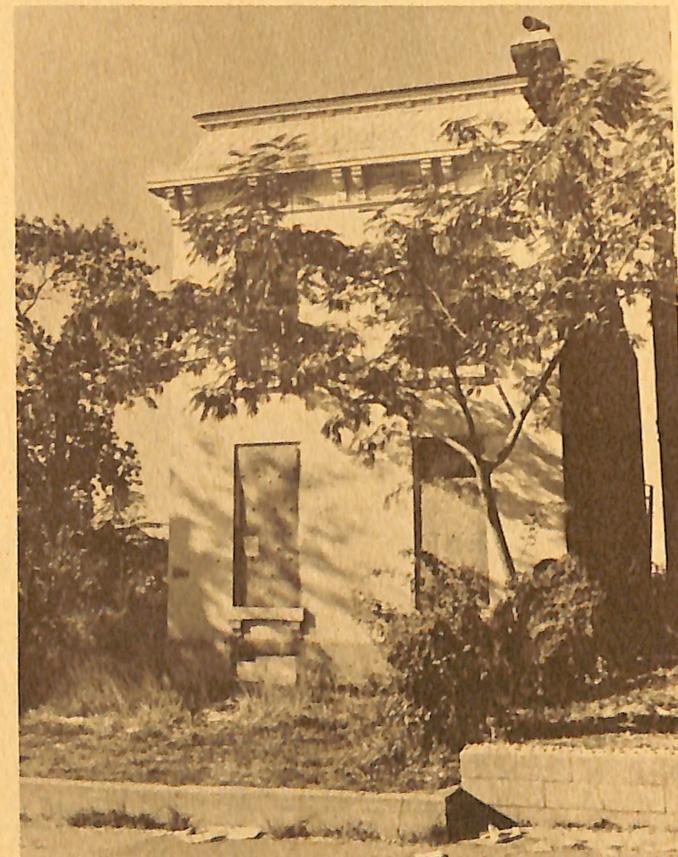
The implications of this program are enormous for Hyde Park. Neighborhood groups could begin modestly by rehabilitating a single home, perhaps a vacant LRA property. As the groups gain confidence, they will hopefully be in a position to eventually convert large numbers of vacant properties into attractive livable homes. Such a movement, in fact, is already underway in the Hyde Park area. The Northside Ecumenical Cluster (NEC), a non-profit corporation composed of five area churches, is undertaking the restoration of vacant homes on Strodtman Place between Ferry and Bissell. If efforts there are successful, the NEC will continue rehabilitation work in this sector. Activities such as this would have the effect of removing vacant eyesores from the neighborhood and attracting new residents.

FINE IRON WORK found throughout much of Hyde Park.





REHABILITATION OF VACANT HOMES using City's short term loan program is currently being undertaken through the Northside Ecumenical Cluster - 4407 Strodtman Place (above) and 4413 Strodtman Place (below).



In conjunction with the short-term program, the long-term program can provide the financial necessary for both home repairs and home mortgages. It is conceivable that property rehabilitated under the short-term aspect of the program could then be financed for a home mortgage under the long term element which would likewise guarantee such loans which would be available through financial institutions.

The short-term program is now in operation and the Community Development Agency accepting applications. Application forms can be picked up at the CDA offices. The long term program is currently scheduled to begin in 1977.

Clean-Up Campaign

Hyde Park experiences a sanitation problem not uncommon in many neighborhoods. Alleys and vacant lots become collection points for trash and other debris, producing unsanitary and unsightly conditions which detract from the appearance of the neighborhood. This situation should improve because of the City's newly instituted bulk refuse pick-up program, but in addition neighborhood clean-up campaigns may be held in conjunction with major events and house tours and festivals. While the effects are obviously only temporary, they serve to unify and instill pride in residents. More lasting results can be achieved only as the general condition of the area improves in the upcoming years.

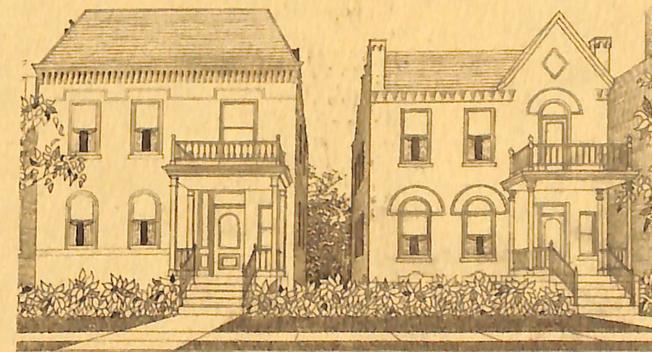
PRIVATE ACTION

Restoration

As previously stressed, the major impetus for revitalization of the neighborhood must come from private individuals. The work required to restore an older structure is often enormous since many have been allowed to deteriorate for long periods during which interior materials have been stripped. Yet most buildings remain structurally sound and feasible for restoration. With the ever rising cost of new construction today, it is probably considerably more economical to rehabilitate such vacant houses than to build new structures with comparable space. Restoration of homes that have not been vacant and vandalized is simpler. Though many such structures may require new utilities, interior details may still be intact and reduce much interior restoration work as compared to less well preserved buildings.

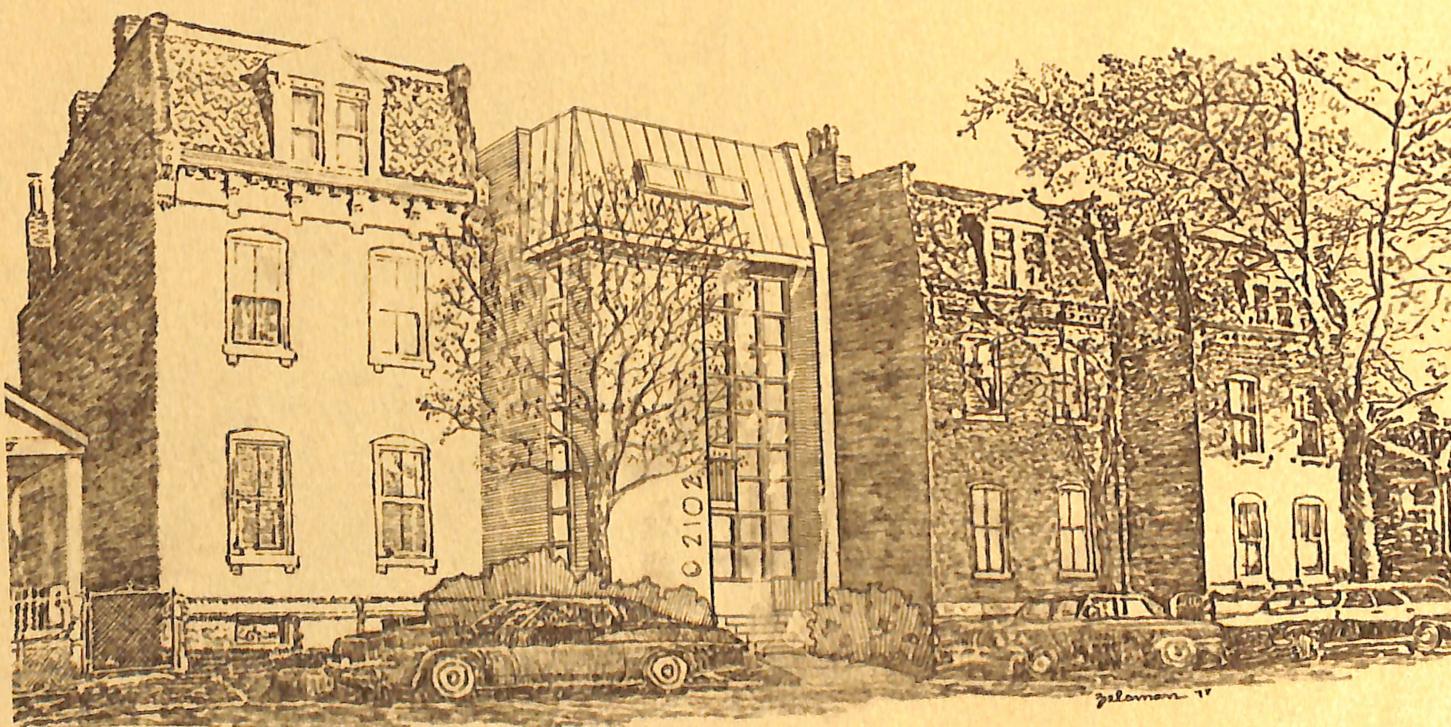
The two dwellings (upper right) are classic examples of what occurs when vacancy, vandalism and the forces of nature prevail. Although extensive efforts and costs are involved, these homes could once more be restored to their original state and become an asset to the neighborhood. Possible exterior improvements are noted below and the sketch (lower right) reflects the restoration possibilities.

- Rebuild mansard roof, install new shingles.
- Install new guttering, downspout and fascia board and paint.
- Replace window glass, wood trim and paint as required.
- Rebuild porch and steps.
- Clear site of weeds and overgrown shrubbery.
- Replace sidewalk and curb as required.
- Provide shrubbery at base of dwelling.
- Plant grass and street trees between sidewalk and curb.



New Construction

A most important key to the ultimate success of revitalizing the neighborhood is restoring an image of stability both in terms of residential quality and overall security. As restoration efforts continue, confidence in the viability of the area will be restored. At the same time, the overall quality of the neighborhood will improve, providing residents with greater safety and security. Both these elements are necessary if vacant land is to be redeveloped. As this image of stability returns to the area, developers will realize that the area is suitable for new construction. Any new construction should, of course, be in harmony with existing structures. New structures should respond to the size, shape, setback and materials suggested in the use, construction and restoration standards.



CONTEMPORARY DESIGN of new homes can blend with existing structures by retaining the scale, material and verticality characteristic of the neighborhood's architecture.

SUMMARY

The task of rejuvenating Hyde Park is by no means easy. However, it can be accomplished through the combined efforts of neighborhood residents, City workers, financial institutions and developers. Just as the neighborhood decline has been gradual, occurring over a period of years, its revitalization will undoubtedly be gradual, as well, but, hopefully, deliberate. What is important is to first halt the decline, stop the need to demolish the housing stock and then make gradual but steady progress. In these efforts, the neighborhood's architecturally significant buildings constitute the area's basic asset, and they will prove the key in its resurgence. Concerted efforts on the part of all involved can result in a fine neighborhood with unique character.

APPENDIX

ESTIMATED COSTS

FOR SUGGESTED PUBLIC IMPROVEMENTS

Item	Cost
Elementary School Playground Expansion	
Irving School	\$ 40,000
Clay School	<u>314,000</u>
Sub-Total	354,000
Neighborhood Park Improvements	
Hyde Park	25,000
Windsor Park	<u>53,000</u>
Sub-Total	78,000
New Park (23rd – 25th – Bremen – Newhouse)	413,000
Landscaping	
Street Trees	100,000
Expressway planting	<u>4,500</u>
Sub-Total	104,500
Street Work	
Closings	38,500
Cul-de-sacs	89,700
Resurfacing	<u>56,100</u>
Sub-Total	184,300
Grand Water Tower Renovation	30,000
TOTAL	\$1,163,800



John H. Poelker, Mayor

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COMMUNITY DEVELOPMENT AGENCY

John G. Roach
Director
David M. Hrysko
Assistant Director
Veronica Venneman
Secretary to Commission

PRINCIPAL PARTICIPANTS IN THE PLAN PREPARATION

Charles P. Kindleberger
Director, Planning and Programming
Dale E. Ruthsatz
Deputy Director, Planning and Programming
Myles Pomeroy
Section Head, Neighborhood Planning
John J. Rataj
Project Director
Mary Roeger
Research
Edward P. Dobbs
Zoning
Earle Zelsman
Graphic Artwork
Anthony C. Meyers
Graphic Design and Layout
Richard Cardwell
Graphic Production
Ulysses Dry, Jr.
Graphic Production
Evert Johnson
Graphic Production
JoAnn Spitale
Clerical

HYDE PARK ALDERMEN

Hon. Cornelius Carroll
Second Ward
Hon. Delores Glover
Third Ward

PHOTO CREDITS:

Mrs. Leona Bueckendorf (pg. 3, lower rt.)

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John James (pg. 3, upper rt.; pg. 5, lower rt.; pg. 24 lower lft.; pg. 25 lower rt.; pg. 34, lower rt.; pg. 35; pg. 39
upper lft.; pg. 41)

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Zoning

Several zoning modifications are proposed for land use changes suggested by the plan. Also proposed are adjustments of the zoning classifications in much of the neighborhood to conform more closely with existing land use patterns. Many of these changes would involve reclassification of land which is presently zoned for local business to residential. This is desirable since much of the land under this classification was either never used commercially or is no longer feasible for local business usage.

Likewise, some commercially zoned land is proposed to be upgraded either for local business or residential use. This action is recommended primarily along North Florissant and East Grand. Changes are recommended in some multi-family zones to less dense residential zoning, as in areas where "C" multiple family property would be upgraded to "B" two family use. Lastly, some industrially zoned land would be upgraded, as in the changing from "J" industrial to "C" residential. In no case is it proposed to downgrade the zoning, as in changing "B" residential to "J" industrial.

It should be kept in mind that these proposals are only a guide for future action. It is not suggested that the total rezoning be accomplished in a short time but only as needed for development or protection of the neighborhood. It is recognized that such rezoning may result in a few non-conforming uses, but this has minimal effect on existing businesses and assures that they are not replaced by facilities which would be detrimental to the nature of the neighborhood.



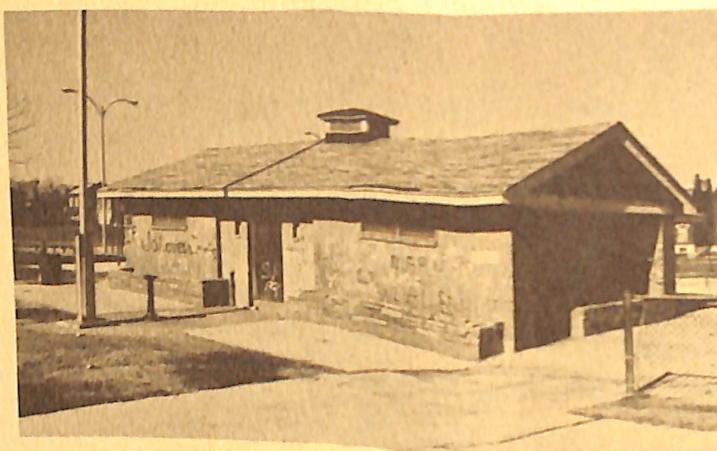
PROPOSED RESIDENTIAL ZONING of property along Twentieth Street just north of Bremen would be more in keeping with the existing land use found there.

RESTORATION OF THIS LRA STRUCTURE in the 1400 block of Destrehan would allow the block face to remain intact with no vacant lots.



COMFORT STATION IN NEED OF REPAIR at Windsor Park.

VACANT LOT appropriate for residential development (far right).



TREELESS RIGHT-OF-WAY along Interstate 70 which is in need of landscaping.



Highway Screening

Interstate 70 constitutes a major physical and visual barrier along the eastern border of Hyde Park and further landscaping in the right-of-way would enhance the visual image of the area and help reduce noise and pollution produced by traffic. It would further strengthen the highway as a buffer between Hyde Park and industry to the east.

Restoration of Parks

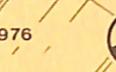
Considerable work is required to upgrade and maintain the neighborhood parks and all items suggested in the Restoration Plan could be implemented through the use of a variety of federal programs.

Chapter "353" Development Incentives

Some sections within the neighborhood have suffered such devastation that special efforts will be required to encourage new construction. One possibility is the use of the Chapter 353 Missouri Urban Redevelopment Law which provides tax incentives to developers who build in designated areas. Through this law, developers have the right of eminent domain to acquire property and build a variety of projects. In Hyde Park this law might be used to construct residential units in concentrated areas or to encourage residential rehabilitation.

HYDE PARK RESTORATION PLAN PROPOSED ZONING

Dec. 1976



0 200 400 600

LEGEND

- 'B' Two Family
- 'C' Multi-Family
- 'F' Local Business
- 'G' Commercial
- 'J' Industrial

